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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
WEDNESDAY
JANUARY 7, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Finn, Fleishhacker, Mellon, Newman, Porter.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration later in the meeting.

2:15 P.M.

2. Approval of Minutes

Minutes of the meetings of November 20, December 4 and 16, 1975, APPROVED as SUBMITTED Vote: 5-0.

3. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that the Board of Supervisors had upheld the Commission's denial of a conditional use application for professional offices in a residential building at 2426 Pine Street by a 9-0 vote.

The Acting Director announced that the staff of the Department of City Planning has scheduled a series of evening meetings with neighborhood groups to explain and receive comments on the nature of the outlines of districts and standards developed during the course of the Residential Zoning Study. The meetings will be held this week and next.

The Commission voted unanimously to adopt Resolution No. 7428 to express its appreciation for the services rendered by Dean L. Macris as Director of Planning.

4. Consideration of a draft resolution which would authorize the Director of Planning to enter into a contract with the Foundation for San Francisco's Architectural Heritage for the purpose of administering a Preservation Loan Program, identified as project C-7 in the 1975 Community Development Program.

ADOPTED with MODIFICATIONS Resolution No. 7429 Vote: 5-0.

5. R118.75.22 - Public Hearing on Tentative Map for a 5-unit Condominium Subdivision at 815 South Van Ness Avenue, Lot 26 in Assessor's Block 3594. (Under Advisement from meeting of December 18, 1975.) IN CONFORMITY with MASTER PLAN Subject to Conditions Resolution No. 7430 Vote: 5-0.

2:30 P.M.

6. LM75.11 - Consideration of proposal to designate the Bush Street Temple, 1881 Bush Street, as a Landmark.
APPROVED Resolution No. 7431 Vote: 3-2.

7. CU75.49 - 355 Buena Vista Avenue East, the west side of Park Hill Avenue and the north side of Roosevelt Way.
Request for authorization to renovate St. Joseph's Hospital; in an R-4 District.
APPROVED with CONDITIONS Resolution No. 7432 Vote: 5-0.

8. ZM75.18 - Vulcan Stairway between Levant and Ord Streets.
R-2 to an R-1 District.
DISAPPROVED Resolution No. 7433 Vote: 5-0.

The Commission also voted unanimously to adopt Resolution No. 7434 to announce its intention to review under its discretionary authority any building permit application filed for Lot 27, Block 2626 (#7 Vulcan Street).

3:00 P.M.

9. CU75.56 - 1234 Pine Street, north line, 115 feet west of Leavenworth Street.
Request for authorization for continuation of a non-conforming parking garage beyond the present termination date of May 2, 1980; in an R-5 District.
APPROVED with CONDITIONS Resolution No. 7435 Vote: 4-0.

10. CU75.57 - 1434 - 7th Avenue, east line, 200 feet South of Judah Street.
Request for authorization to increase the number of residents of a residential care facility from 6 to 10; in an R-2 District.
APPROVED with CONDITIONS Resolution No. 7436 Vote: 5-0.

11. CU75.58 - 2425 Ocean Avenue, south line, approximately 412 feet East of Junipero Serra Blvd.
Request for authorization for a veterinary hospital specializing in animal birth control; in a C-2 District.
DISAPPROVED Resolution No. 7437 Vote: 5-0.

12. CU75.61 - 255-257 Arguello Blvd., west line, 75 feet North of California Street.
Request for authorization for professional (law) offices in an existing two-family dwelling; in an R-4 District.
DISAPPROVED Resolution No. 7438 Vote: 5-0.

3:30 P.M.

13. RL18.75.21 - Public Hearing on Tentative Map for subdivision of Hamm's Brewery Property, generally bounded by Bryant, Florida, Alameda and 15th Streets, into five parcels.
CONSISTENT with MASTER PLAN Subject to Conditions
Resolution No. 7439 Vote: 5-0.

and soil depth on yield and quality of cassava. Yield was 15.2 t/ha and quality was 1.05% dry matter and 1.05% protein.

Secondly, to study the effect of cassava cultivation on the quality of cassava, and to determine the effect of different cassava varieties on the quality of cassava, 10 varieties of cassava were grown under different cultivation practices. The results are shown in Table 1.

Table 1 shows that the quality of cassava was 1.05%.

On the 100% cassava diet, the quality was 1.05%.

Thirdly, to study the effect of cassava cultivation on the quality of cassava, and to determine the effect of different cassava varieties on the quality of cassava, 10 varieties of cassava were grown under different cultivation practices. The results are shown in Table 2.

Table 2 shows that the quality of cassava was 1.05%.

Fourthly, to study the effect of cassava cultivation on the quality of cassava, and to determine the effect of different cassava varieties on the quality of cassava, 10 varieties of cassava were grown under different cultivation practices. The results are shown in Table 3.

Table 3 shows that the quality of cassava was 1.05%.

Finally, to study the effect of cassava cultivation on the quality of cassava, and to determine the effect of different cassava varieties on the quality of cassava, 10 varieties of cassava were grown under different cultivation practices. The results are shown in Table 4.

Table 4 shows that the quality of cassava was 1.05%.

Consequently, it is evident that the quality of cassava is not affected by the cultivation practices. The quality of cassava is 1.05%.

It is suggested that the cultivation practices should be adopted to increase the yield of cassava.

Consequently, it is evident that the quality of cassava is not affected by the cultivation practices. The quality of cassava is 1.05%.

14. Consideration of request for Discretionary Review of Building Permit Application No. 431748 for construction of a six-unit apartment building at 3051 Pine Street.
POSTPONED INDEFINITELY Vote: 5-0.
15. Discretionary Review of Building Permit Application No. 431748 (if request under Calendar Item 14 is granted.)
POSTPONED INDEFINITELY Vote: 5-0.

Adjourned: 6:00 p.m.

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JAN 22 1976

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SUMMARY AND MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 22, 1976
ROOM 282, CITY HALL
2:30 P.M.

The City Planning Commission met pursuant to notice on Thursday, January 22, 1976, at 2:30 p.m. in Room 282, City Hall.

PRESENT: James J. Finn, member of the City Planning Commission.

In the absence of a quorum, Commissioner Finn continued all items on the agenda to a Special Meeting to be held on Tuesday, February 3, 1976, at 2:15 p.m. in Room 282, City Hall.

Lynn E. Pio
Secretary

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DOCUMENTS
SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
TUESDAY
FEBRUARY 3, 1976
ROOM 282, CITY HALL
2:15 P.M.

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PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meetings of October 23 and 30 and December 11 and 18, 1975, and January 22, 1976, ACCEPTED with NO OBJECTION Vote: 7-0.

1. Election of Officers

Gordon J. Lau was elected President of the City Planning Commission and Toby Rosenblatt was elected Vice President, both by unanimous vote.

2. Current Matters

Edward I. Murphy, Acting Director of Planning, congratulated the new officers of the Commission and advised President Lau that the Charter provides that he will also serve as an ex-officio member of the Art Commission.

Mr. Murphy advised the Commission of two Special Meetings scheduled on Tuesday, February 10 at 9:00 a.m. at 100 Larkin Street and on Tuesday, February 17, at 7:30 p.m. in the Auditorium of the Buena Vista School at 2641 - 25th Street.

2:30 P.M.

3. R118.75.24 - Public Hearing on Tentative Map for a 6-unit Condominium Sub-division at 151 Ripley Street, Lots 21, 22, 23 & 25 in Assessor's Block 5543.

(Postponed from Meeting of January 22, 1976.)

IN CONFORMITY with MASTER PLAN SUBJECT to CONDITIONS
Resolution No. 7440 Vote: 7-0.

4. EE73.195, EE73.196, - Public Hearing on Draft Environmental Impact Report
EE73.200, EE73.201, for Five 6-unit Apartment Buildings on the East and
EE73.205. West Sides of 10th Avenue between Lincoln Way and
Irving Street.

(Postponed from Meeting of January 22, 1976.)

POSTPONED until meeting of March 25, 1976, at 3:00
P.M. Vote: 7-0.

(Over)

FEBRUARY 3, 1976

5. Consideration of Request for Discretionary Review of Building Permit Application Nos. 428231, 428406, 428407, 428408 and 428410 for construction of five 6-unit Apartment Buildings on the East and West Sides of 10th Avenue between Lincoln Way and Irving Street.
(Postponed from Meeting of January 22, 1976.)
POSTPONED until meeting of March 25, 1976 Vote: 7-0.

6. If request under Calendar Item 5 is granted, Discretionary Review of the following Building Permit Applications for construction of 6-unit Apartment Buildings on 10th Avenue between Lincoln Way and Irving Street:

- a. Building Permit Application No. 428231;
- b. " " " " 428406;
- c. " " " " 428407;
- d. " " " " 428408; and
- e. " " " " 428410.

(Postponed from Meeting of January 22, 1976.)
POSTPONED until meeting of March 25, 1976 Vote: 7-0.

3:00 P.M.

7. R75.62 - Revocable Encroachment Permit to landscape and modify sidewalk widths on Grant Avenue between Beach and North Point Streets.
IN CONFORMITY with MASTER PLAN Vote: 7-0.

8. R75.63 - Revocable Encroachment Permit at Ice House Alley and Union Street to install stairs, a platform, a canopy, ramps, landscaping, a kiosk, irrigation systems and other items.
IN CONFORMITY with MASTER PLAN Vote: 7-0.

9. Executive Session:

The Commission met in Executive Session to consider the appointment of a new Director of Planning.

Adjourned: 4:40 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
FEBRUARY 5, 1976
100 LARKIN STREET
1:00 P.M.

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PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties which were the subject of calendar items which were considered later in the afternoon.

2:15 P.M. - Room 282, City Hall

2. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that the location of the Special Meeting to be held on Tuesday evening, February 17 at 7:30 p.m. has been changed to the Mission Neighborhood Center at 362 Capp Street. The Mission Plan will be considered at that meeting.

Mr. Murphy informed the Commission that the Board of Supervisors had adopted a resolution requesting all Boards and Commissions to hold their meetings during hours convenient to the public they serve, giving special consideration to setting public hearings during evening hours on issues of salient public interest. After discussion, the Commission voted unanimously to calendar a public discussion of this issue during the meeting to be held on February 19.

Mr. Murphy advised the Commission that the Department of City Planning is assisting the Recreation and Park Department in the preparation of a long-range development plan for McLaren Park. A work program has been prepared and will be the subject of four meetings to be held with interested individuals and groups from the Visitacion Valley, Excelsior, Crocker-Amazon and Portola Districts.

Mr. Murphy distributed background materials pertinent to a proposed amendment to the City Planning Code regarding institutional master plans and the proposed Mt. Sutro Communities' Master Plan, both matters being scheduled for consideration during the meeting of February 19.

Mr. Murphy reported that the owner of property at the southeast corner of Hyde and Chestnut Streets has been removing large cypress trees which had formed a prominent grove on the site. While the staff had made efforts to halt the removal, the City's legal powers are very limited in cases where a construction project is not being proposed; and the only statement the Department had been able to obtain from the owner was that

(Over)

trees along the east property line of the site would be retained. As a result of this incident, the staff felt that it should look into the possibility of a City ordinance which would control the removal of notable trees by private property owners. After hearing public testimony and discussing this matter, the Commission voted unanimously to instruct the staff to telephone the owner of the property at the southeast corner of Hyde and Chestnut Streets to express the deep concern of the Commission regarding the removal of the trees.

President Lau made the following Committee assignments:

CITY-WIDE COMPREHENSIVE PLANS

Meets Second Thursday of each month, 12:00 Noon.

Bierman, Chairman
Rosenblatt
Starbuck

NEIGHBORHOOD PLANS

Meets Third Thursday of each month, 12:00 Noon.

Dearman, Chairman
Bierman
Starbuck

IMPLEMENTATION

Meets last Thursday of each month, 12:00 Noon.

Starbuck, Chairman
Bierman
Dearman

BUDGET & PERSONNEL

Meets at Call of Chairperson.

Rosenblatt, Chairman
Dearman
Lau

Reconvening in public session following the Executive Session, the Commission voted unanimously to adopt Resolution No. 7446 to instruct the staff to request funds to be used for the recruitment of a new Director of Planning.

2:30 P.M.

3. LM75.4 - Public Hearing on a Proposal to Designate the Geary Theater, 415 Geary Street, as a Landmark.
APPROVED Resolution No. 7441 Vote: 7-0.

4. LM76.1 - Public Hearing on a Proposal to Designate the San Francisco Art Institute, 800 Chestnut Street, as a Landmark.
POSTPONED until meeting of March 4, 1976 Vote: 6-0.

5. DR76.1 - Discretionary Review of Building Permit Application No. 452233 for San Francisco Firemen Credit Union Building at the Northeast corner of Market and Castro Streets.
Taken UNDER ADVISEMENT until meeting of February 26, 1976
Vote: 7-0.

3:00 P.M.

6. ZM75.17 - 1818 California Street, north line, 75 feet West of Franklin Street.
R-2 to an R-4 District.
DISAPPROVED Resolution No. 7442 Vote: 7-0.

7. CU75.55 - 1818 California Street, north line, 75 feet West of Franklin Street.
Request for authorization to convert a 3-unit dwelling to use as a professional office for a surgeon; in an R-4 District.
DISAPPROVED Resolution No. 7443 Vote: 7-0.

8. CU76.1 - 115 Main Street, northeast line, 137.5 feet southeast of Mission Street.
Request for authorization to convert the existing structure to a self-service parking garage for approximately 30 compact automobiles in a C-3-0 District and in a 400-1 Height and Bulk District.
DISAPPROVED Resolution No. 7444 Vote: 7-0.

9. CU76.3 - 45 Fremont Street and 50 Beale Street.
Request for authorization to construct a one-story, 10-foot wide bridge at the 14th story between an existing building and a new building under construction; in a C-3-0 District and in a 400-1 Height and Bulk District.
APPROVED with one Condition Resolution No. 7445 Vote: 7-0.

3:30 P.M.

10. MP75.3 - Review of Revised Institutional Master Plan for St. Francis Memorial Hospital.
Proposed plan was heard and considered pursuant to the established procedure.

11. Executive Session

The Commission considered the selection of a new Director of Planning.

Adjourned: 6:40 P.M.

the polymerization of styrene in the presence of $\text{Al}(\text{OBu}_2)_3$ and $\text{Al}(\text{OBu}_2)_2\text{Cl}$ in benzene at 50°C . The results are shown in Table I.

It is evident from the results in Table I that the polymerization of styrene in the presence of $\text{Al}(\text{OBu}_2)_3$ and $\text{Al}(\text{OBu}_2)_2\text{Cl}$ in benzene at 50°C is a living polymerization.

It is also evident from the results in Table I that the polymerization of styrene in the presence of $\text{Al}(\text{OBu}_2)_3$ and $\text{Al}(\text{OBu}_2)_2\text{Cl}$ in benzene at 50°C is a living polymerization.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
TUESDAY
FEBRUARY 10, 1976
100 LARKIN STREET
9:00 A.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Miller, Rosenblatt, Starbuck.

1. Review of Capital Improvement Projects for Six Year Program from 1976-77 through 1981-82.

New projects were reviewed, general priorities assigned, and APPROVED as submitted or with amendments which will be reflected in the Commission's final report.

Adjourned: 12:30 P.M.

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FEB 24 1976

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— SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
TUESDAY
FEBRUARY 17, 1976
MISSION NEIGHBORHOOD CENTER
362 CAPP STREET
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. Consideration of Policies for Neighborhood Improvement for the Mission District.

Following a staff presentation, the Commission received and responded to comments and questions presented by members of the audience. The Commission then voted unanimously to adopt Resolution No. 7447 endorsing the policies and recommendations in the staff report.

Adjourned: 9:25 p.m.

FEB 24 1976

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY

FEBRUARY 19, 1976
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon Rosenblatt, Starbuck.

1. Current Matters

Edward I. Murphy, Director of Planning, reminded the members of the Implementation Committee (Commissioners Starbuck, Bierman and Dearman) of the meeting scheduled for next Thursday, February 26 at 12:00 noon. Mr. Murphy also indicated that a field trip is scheduled for the full Commission on that day at 1:00 p.m.

Mr. Murphy distributed copies of a status report on the Candlestick-Shoreline Park and indicated that he would be prepared to respond to any questions which members of the Commission might have concerning the report at next week's meeting.

Commissioner Starbuck introduced a draft resolution designed to support the Board of Supervisor's position that a maximum amount of San Bruno Mountain should be preserved for park and recreational purposes and that approval of the proposed development of the mountain should be deferred by the San Mateo County Board of Supervisors until studies recommended by the Association of Bay Area Governments have been undertaken. After discussion, the Commission voted unanimously to adopt the draft resolution as City Planning Commission Resolution No. 7448.

2. Consideration of Methods for Involving Citizens in Waterfront Planning.

After discussion the Commission voted unanimously to adopt Resolution No. 7449 to declare its intention to appoint a Northern Waterfront Planning Advisory Committee.

3. Consideration of Request by Board of Supervisors that Boards and Commissions hold their meetings during hours convenient to the public they serve, giving special consideration to setting public hearings during evening hours on issues of salient public interest.

After discussion, the consensus arrived at by the Commission was that it would continue to schedule its Regular Meetings during afternoon hours. However, whenever matters of significant concern to specific neighborhoods are to be considered, evening or Saturday meetings will be held in the neighborhood.

FEBRUARY 19, 1976

2:30 P.M.

4. Consideration of Request for Discretionary Review of Building Permit Application No. 455531 for proposed conversion of a dwelling at 316-318 Laurel Street to offices; in a C-2 District.

TAKEN UNDER ADVISEMENT until meeting of February 26, 1976. Vote: 7-0.

3:00 P.M.

5. Public Hearing on Proposed Amendments to City Planning Code regarding Institutional Master Plans.

TAKEN UNDER ADVISEMENT until meeting of March 4, 1976. Vote: 7-0.

6. Public Hearing on Mt. Sutro Communities' Master Plan -- Institutional Expansion Element.

TAKEN UNDER ADVISEMENT until March 1, 1976, at 7:30 p.m. at the John Adams School, 1860 Hayes Street (at Masonic).

Adjourned: 6:00 p.m.

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FEB 21 1976

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES OF THE SPECIAL MEETING
FRIDAY
FEBRUARY 20, 1976
100 LARKIN STREET
9:00 A.M.

PRESENT: Commissioners Bierman, Dearman, Lau, Rosenblatt, Starbuck.

1. Review and Discussion of Work Program and Budget for Department of City Planning which has been submitted to the Controller for Fiscal Year 1976-77.

The staff of the Department of City Planning summarized the work program and budget and responded to questions raised by members of the Commission.

During the course of discussion, Commissioner Bierman stated that she hoped that the work program would be flexible enough to enable the staff and Commission to explore what effect planning efforts made during the last five years have had on San Francisco's neighborhoods. She also indicated that she personally felt that reinstatement of an "unfunded" 1444 Clerk Stenographer position should be given priority over the "unfunded" planner positions.

Commissioner Rosenblatt questioned the urgency or desirability of continuing the Residential Zoning Study at its present level of staffing, given the other staffing problems of the Department. President Lau requested the Implementation Committee of the Commission to explore this issue at its next meeting and to make a recommendation to the full Commission. He also asked the Committee to focus on the staffing problems of the enforcement and permit review sections of the Implementation Division of the Department.

Commissioner Bierman suggested that the staff give consideration to preparing summaries of lengthy and technical reports for distribution to the public and to shorten reports wherever possible.

The meeting was adjourned at 12:20 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

THEORY OF THE

WATER-LEVEL IN A RIVER CHANNEL

BY

W. H. MCGOWAN, JR.
AND
J. R. HARRIS

U. S. GEOLOGICAL SURVEY

U. S. GOVERNMENT PRINTING OFFICE: 1936. 20 PAGES. 50 CENTS.

ABSTRACT. The water-level in a river channel is determined by the water-level in the adjacent floodplain, the water-level in the channel, and the water-level in the channel bed. The water-level in the channel is determined by the water-level in the adjacent floodplain, the water-level in the channel, and the water-level in the channel bed.

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MAR 4 1976

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
FEBRUARY 26, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties to be considered during the Zoning Hearing to be held on March 4, 1976.

2:30 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meeting of February 20, 1976, APPROVED with CORRECTIONS.
Vote: 7-0.

3. Current Matters

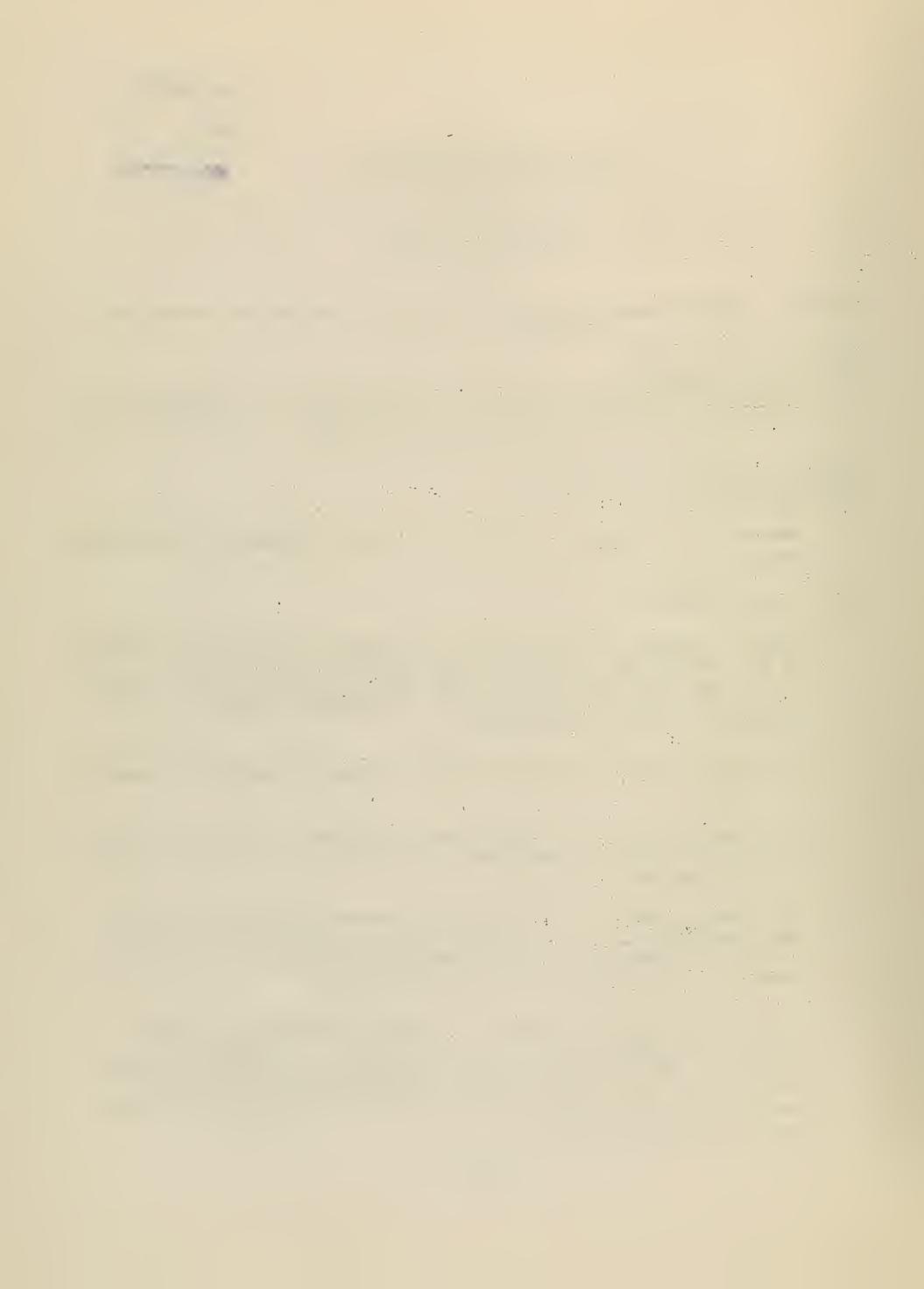
Edward I. Murphy, Acting Director of Planning, reminded the Commission of the Special Meeting scheduled for Monday evening, March 1, at 7:30 p.m. at the John Adams Adult School, 1860 Hayes Street, when a public hearing will be held on the "Mt. Sutro Communities' Master Plan -- Institutional Expansion Element".

Mr. Murphy reported that next Thursday's Regular Meeting will commence at 1:45 p.m.

Mr. Murphy announced that the Budget & Personnel Committee of the Commission (Commissioners Rosenblatt, Dearman & Lau) will meet at 12:30 p.m. next Thursday, March 4.

Mr. Murphy advised the Commission of a community meeting to be held next Thursday evening at the Grattan School, 165 Grattan Street, at 7:30 p.m. to review the preliminary Public Improvements Plan for the Upper Ashbury Rehabilitation Assistance Program.

The Commission voted unanimously to adopt Resolution No. 7450 to authorize President Lau and the Acting Director to designate the individuals who will represent the Commission and staff at the Joint Conference of the American Society of Planning Officials and the American Institute of Planners to be held in Washington, D.C. from March 20 through March 26.



Commissioner Starbuck, noting that the notice for Monday night's Special Meeting referred to the availability of off-street parking, stated he had been asked by people who had received the notice to request the staff to call attention to the availability of public transit on future notices, also.

Acting on the recommendation of Commissioner Bierman, the Commission voted unanimously to request the Landmarks Preservation Advisory Board to study the area generally within the boundaries of Northern Waterfront Special Use District #3 for possible designation as an historic district or such other designation as the Landmarks Preservation Advisory Board may wish to consider. The Commission also requested the staff of the Department of City Planning to review the appropriateness of the present zoning of that area.

4. DR76.1 - Discretionary Review of Building Permit Application No. 452233 for San Francisco Firemen Credit Union building at the North-east corner of Market and Castro Streets.
(Under Advisement from meeting of February 5, 1976).
APPROVED with CONDITIONS Resolution No. 7451 Vote: 7-0.
5. Consideration of Request for Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
POSTPONED until meeting of March 4, 1976. Vote: 7-0.
6. Consideration of Request for Discretionary Review of Building Permit Application No. 456268 for Glendale Federal Savings office building at the Southeast corner of Ocean Avenue and Junipero Serra Boulevard.
Request GRANTED Discretionary Review to be held on March 25 at 2:30 p.m. Vote 7-0.
7. Consideration of Request for Discretionary Review of Building Permit Application No. 451748 for a six-unit apartment building at 3051 Pine Street.
Request DENIED Vote: 7-0.

3:00 P.M.

8. RI18.75.19 - Public Hearing on Tentative Map for a 51-lot subdivision in a portion of block bounded by Brunswick, Guttenburg, Hanover and Lowell Streets, a portion of Assessor's Block 6489.
CONSISTENT with MASTER PLAN subject to conditions
Resolution No. 7452 Vote: 7-0.

9. R118.76.1 - Public Hearing on Tentative Map for a 10-lot subdivision at Sawyer and Hahn Streets and Leland Avenue, a portion of Assessor's Block 6259.
CONSISTENT with MASTER PLAN subject to conditions
Resolution No. 7453 Vote: 7-0.
10. DR76.2 - Discretionary Review of Building Permit Application No. 455531 for proposed conversion of a dwelling at 316-318 Laurel Street to offices; in a C-2 District.
(Under advisement from meeting of February 19, 1976).
Continued under advisement until meeting of March 11, 1976.
Vote: 7-0.

Adjourned: 6:10 p.m.

DOCUMENTS

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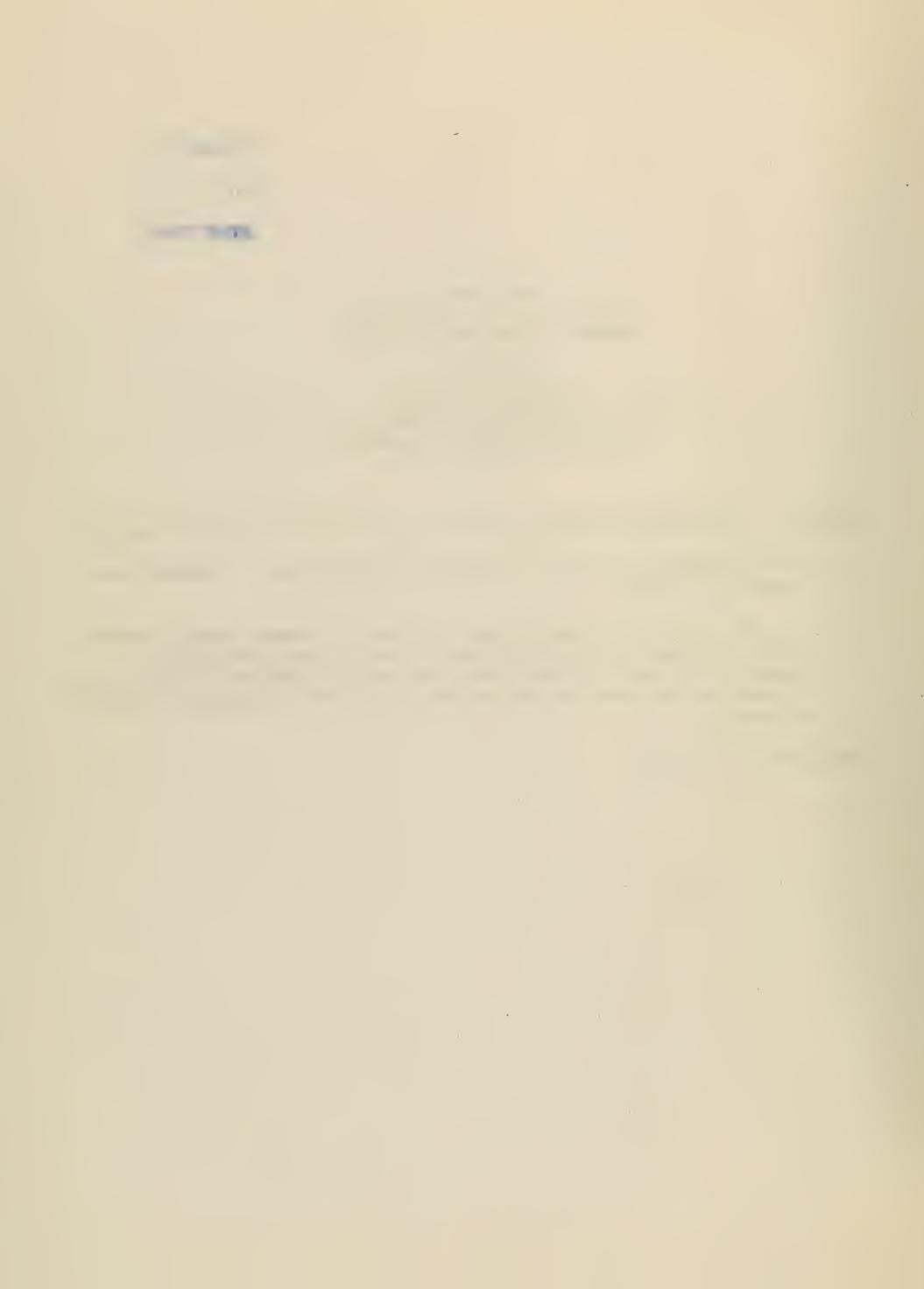
— SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
MONDAY
MARCH 1, 1976
3RD FLOOR AUDITORIUM
JOHN ADAMS SCHOOL
1860 HAYES STREET (AT MASONIC)
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Lau, Mellon, Rosenblatt, Starbuck.

1. Public Hearing on "Mt. Sutro Communities Master Plan -- Institutional Expansion Element."

The Commission received and responded to comments made by members of the audience. At the conclusion of the hearing, President Lau requested the staff to review the plan and the comments which had been received and to bring its recommendations before the Commission as soon as possible.

Adjourned: 12:20 A.M.



MAR 10 1976

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 4, 1976
ROOM 282, CITY HALL
1:45 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meetings of January 7 and February 17, 1976, APPROVED as SUBMITTED. Vote: 6-0.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, reminded the members of the City-wide Comprehensive Plans Committee (Commissioners Bierman, Rosenblatt, Starbuck) of a meeting scheduled for 12:00 noon next Thursday, March 11.

Mr. Murphy reported that the Landmarks Preservation Advisory Board, meeting on Wednesday, had initiated consideration of an historic district in the Northern Waterfront.

2. Consideration of a Resolution authorizing the Acting Director to enter into a Consultant contract of \$50,000 from Community Development funds to conduct a housing rehabilitation financing study.
ADOPTED Resolution No. 7454 Vote: 6-0.

2:00 P.M.

3. LM76.1 - Public Hearing on a Proposal to Designate the San Francisco Art Institute, 800 Chestnut Street, as a Landmark.
(Postponed from City Planning Commission Meeting of February 5, 1976.)
POSTPONED until meeting of April 1, 1976. Vote: 6-0.

4. Consideration of Request for Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
(Under advisement from City Planning Commission meeting of February 5, 1976.)
CONTINUED UNDER ADVISEMENT until meeting of March 11, 1976. Vote: 6-0.

5. DR76.3 - Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
POSTPONED until meeting of March 11, 1976. Vote: 6-0.

(Over)

SUMMARY OF THE REGULAR MEETING - 2-

MARCH 4, 1976

6. Consideration of Request for Discretionary Review of Building Permit Application Nos. 452024 and 454650 each a three floor commercial building without off-street parking at the Northeast corner of Sacramento and Laurel Streets. (3480 & 3496 Sacramento Streets.) Request APPROVED Hearing to be held on March 11, 1976. Vote: 7-0.

2:30 P.M.

7. CU75.62 - 175 Quint Street at the northeast corner of Custer Street. Request for authorization to operate an automobile wrecking yard; in an M-2 District. POSTPONED until meeting of March 11, 1976. Vote: 7-0.

8. CU76.4 - 1540 California Street, north side between Larkin and Polk Streets. Request for authorization for a Veterinary clinic for cats requiring no exterior structural modifications in a store space formerly known as the Funky Flea Market; in a C-2 District. APPROVED with CONDITIONS Resolution No. 7455 Vote: 7-0.

9. CU76.5 - 47 Jefferson Street, south side, 80 feet west of Powell Street. Request for authorization for a car rental facility with identification signs, a rental office building and space for 20 rental cars in an existing public parking lot; in a C-2 District. APPROVED with CONDITIONS Resolution No. 7456 Vote: 7-0.

10. ZM76.1 - 60 Onondaga Avenue, north-westerly corner of Alemany Boulevard. R-3 to a C-2 District. APPROVED Resolution No. 7457 Vote: 7-0.

3:30 P.M.

11. Public Hearing on Proposed Amendments on the City Planning Code regarding Institutional Master Plans. (Continued from City Planning Commission meeting of February 19, 1976.) CONTINUED UNDER ADVISEMENT until meeting of March 18, 1976, at 3:30 p.m.) Vote: 6-0.

Adjourned: 5:10 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING

THURSDAY

MARCH 11, 1976
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meetings of November 6, 1976, and February 3, 5, and 10, 1976, APPROVED as SUBMITTED. Vote: 7-0.

1. Current Matters

The Commission requested that the Neighborhood Plans Committee Meeting scheduled for next Thursday be cancelled and that an Executive Session be scheduled at 1:00 to consider the selection of a new Director of Planning.

Edward I. Murphy, Acting Director of Planning, advised the Commission that the Finance Committee of the Board of Supervisors has tentatively scheduled a hearing on the Department of City Planning's proposed budget for fiscal year 1976-77 at 2:00 p.m. on April 6 in Room 228, City Hall.

Acting on the recommendation of the Acting Director, the Commission voted unanimously to adopt Resolution No. 7458 to authorize the submission of requests for funds to enable the Graphics Division of the Department to be relocated from 1208 Market Street to 1212 Market Street.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), informed the members of the Commission that they had been named in a law suit filed by Pets Unlimited, Inc. to prohibit the revocation of conditional use authorization for that organization's facility at Fillmore and Washington Streets. The Commission will be represented by the City Attorney in this matter.

Mr. Steele advised the Commission that he had issued a Cease and Desist Order to halt a demolition proceeding at Sansome and Lombard Streets involving a building of possible historic significance. However, after researching the matter, he had found that the demolition permit had been issued before the Landmarks Preservation Advisory Board had initiated consideration of an historic district in the Northern Waterfront; and he had since rescinded the Cease and Desist Order because of safety considerations on the advice of the Superintendent of Building Inspection and City Attorney. The developer had agreed to retain certain portions of a brick wall in the building for incorporation into two adjacent buildings which will be restored.

(Over)

MARCH 11, 1976

Commissioner Rosenblatt requested the staff to prepare a memorandum for submission to the Commission next week concerning the pros and cons of requesting an extension of the Interim Residential Zoning Controls.

2:30 P.M.

2. DR76.2 - Discretionary Review of Building Permit Application No. 455531 for proposed conversion of a two unit dwelling at 316-318 Laurel Street to offices; in a C-2 District.
(UNDER ADVISEMENT from meeting of February 26, 1976.)

The Commission indicated its intention to disapprove the permit application and requested that a draft resolution be prepared for adoption at next week's meeting. Vote: 7-0.

3. DR76.4 - Discretionary Review of Building Permit Applications Nos. 452024 and 454650 each a three floor commercial building without off-street parking at the northeast corner of Sacramento and Laurel Streets. (3480 and 3496 Sacramento Streets.)
Taken UNDER ADVISEMENT until meeting of April 1, 1976, at 4:00 p.m. Vote: 6-0.

3:00 P.M.

4. R118.76.2 - Tentative Map for Condominium Subdivision at 1520 Taylor Street into 31 Units.
Consistent with Master Plan subject to conditions Resolution No. 7460 Vote: 4-0.

5. R118.76.3 - Tentative Map for Condominium Conversion Subdivision at 3255 Broderick Street into 17 Units.
Consistent with Master Plan subject to conditions Resolution No. 7459 Vote: 4-0.

3:30 P.M.

6. Consideration of Request for Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
(UNDER ADVISEMENT from City Planning Commission meetings of February 5, March 4, 1976.)
Continued UNDER ADVISEMENT until meeting of March 18, 1976, at 2:30 p.m. Vote: 4-0.

7. CU75.62 - 175 Quint Street at the northeast corner of Custer Street.
Request for authorization to operate an automobile wrecking yard; in an M-2 District.
(Postponed from meeting of March 4, 1976.)
APPROVED with CONDITIONS Resolution No. 7461 Vote: 4-0.

8. Proposed renewal of \$10,000 contract with Mission Planning Council to carry out planning activities.
APPROVED Resolution No. 7462 Vote: 4-0.

Adjourned: 6:55 p.m.

DOCUMENTS

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 18, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon Rosenblatt, Starbuck.

1:00 P.M. - Executive Session

1. The Commission met in Executive Session to consider the selection of a new Director of Planning.

2:15 P.M. - Room 282, City Hall

2. Current Matters

Edward I. Murphy, Acting Director of Planning, reminded the members of the Implementation Committee (Commissioners Starbuck, Bierman, Dearman) of a meeting scheduled next Thursday, March 25, at 12:00 noon. He also indicated that the full Commission is scheduled to take a field trip at 1:00 p.m. on that date.

Mr. Murphy reported that the Commission had been invited to tour the facilities of the St. Francis Memorial Hospital prior to the hearing of an Environmental Impact Report and a Conditional Use application for expansion of those facilities on April 1. After discussion, the Commission voted unanimously to schedule a field trip to the hospital at 1:00 p.m. on April 1.

Mr. Murphy, noting that some members of the Commission had requested that one meeting a month be reserved exclusively for planning (i.e., non-parcel) matters, stated that the staff will try to set aside the third Thursday of each month for such meetings.

Robert Passmore, Planner V (Zoning), presented a memorandum on the subject of continuation of special interim controls for certain residential districts. The staff recommendation was that the Commission not initiate a Code amendment to continue present interim controls since new interim controls can be prepared by the July 1, 1976, deadline which could continue the present interim controls where they would be more restrictive than future proposed controls. The Commission took this matter under submission for consideration at a future meeting.

The Commission voted unanimously to adjourn its meeting in respect to the memory of Mortimer Fleishhacker, former member and President of the City Planning Commission.

3. Consideration of Draft Resolution Disapproving Building Permit Application No. 455531 for proposed conversion of a two unit dwelling at 316-318 Laurel Street to offices; in a C-2 District.
(Under advisement from City Planning Commission Meeting of March 11, 1976.) Resolution ADOPTED as City Planning Commission Resolution No. 7463
Vote: 7-0.

(Over)

MARCH 18, 1976

2:30 P.M. - Room 282, City Hall

4. Consideration of Request for Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
(Under advisement from City Planning Commission Meetings of February 26, 1976 and March 4, 1976, and Postponed from City Planning Commission Meeting of March 11, 1976.)
Request GRANTED Vote: 7-0.
5. DR76.3 - Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
Taken under advisement until Meeting of April 1, 1976, at 4:00 p.m. Vote: 5-2.
6. EE75.179 - Consideration of Recertification of the Final Environmental Impact Report for the Southwest Outfall; San Francisco Waste-Water Master Plan, Implementation Program V.
RECERTIFIED Resolution No. 7464 Vote: 6-1.

3:00 P.M.

7. R118.76.4 - Tentative Map for Condominium Subdivision of 87 units at Victoria Mews, bounded by Carolina, 19th, Wisconsin and 20th Streets.
CONSISTENT with MASTER PLAN subject to CONDITIONS
Resolution No. 7465 Vote: 7-0.
8. R118.76.5 - Tentative Map for Condominium Conversion Subdivision of 10 units at 1958 Vallejo Street.
CONSISTENT with MASTER PLAN subject to CONDITIONS
Resolution No. 7466 Vote: 7-0.
9. R118.76.6 - Tentative Map for Subdivision of 23 Lots of Folsom and Banks Streets, South of Crescent Avenue.
CONSISTENT with MASTER PLAN subject to CONDITIONS
Resolution No. 7467 Vote: 7-0.

3:30 P.M.

10. Public Hearing on Proposed Amendments to the City Planning Code regarding Institutional Master Plans.
(Continued from City Planning Commission Meetings of February 19, 1976 and March 4, 1976.)
AMENDED Draft Ordinance APPROVED Resolution No. 7468 Vote: 7-0.
11. Review and Discussion of Work Program and Budget for Department of City Planning which has been submitted to the Controller for Fiscal Year 1976-77.
(Under advisement from Meeting of February 20, 1976.)
The Commission voted unanimously to support the budget as submitted and to submit a supplemental budget to provide four new positions for the Zoning Division of the Department.

Adjourned: 6:25 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 25, 1976
100 LARKIN STREET
1:00 P.M.

PUBLIC

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties which will be considered during the Zoning Hearing to be held on April 1, 1976.

2:15 P.M. - Room 282, City Hall

2. Current Matters

Edward I. Murphy, Acting Director of Planning, reminded the members of the Budget and Personnel Committee (Commissioners Rosenblatt, Dearman, Lau) of a meeting scheduled next Thursday at 12:00 Noon. He also noted that the full Commission is scheduled to take a field trip to St. Francis Memorial Hospital at 1:00 p.m. on that date.

Mr. Murphy reported that the Commission had received a request from three members of the Board of Supervisors to prepare a report on preferential parking. He stated that the Department of City Planning has already completed considerable research on this subject; and a summary of that research is contained in the appendix of the Parking Conditions and Trends Report completed late last year. Therefore, the staff would be prepared to report on this subject to the Board of Supervisors Streets and Transportation Committee meeting on April 6; and he indicated that a public hearing will be scheduled before the Commission on the entire Parking Conditions and Trends Report on April 15.

Mr. Murphy advised the Commission that Mayor Moscone has requested all departments to reduce their budget requests to a level 4% below their present budgets. With regard to the Department of City Planning, this would mean deletion of the equivalent of three Planner III positions which are presently vacant but not "unfunded".

Action on a recommendation made by Mr. Murphy, the Commission voted unanimously to approve twelve supplemental capital improvement projects submitted by four departments as in conformity with the Master Plan.

Commissioner Dearman requested that the Commission consider adopting a policy position regarding Proposition 15 on the June State-wide ballot (the Nuclear Power Plants Initiative) at its meeting next week.

3. R76.3 - Acquisition of property at 525 Golden Gate Avenue, presently the offices of the State Compensation Insurance Fund, for City offices.

IN CONFORMITY with MASTER PLAN Vote: 6-0.

MARCH 25, 1976

2:30 P.M.

4. DR76.6 - Discretionary Review of Building Permit Application No. 456268 for the Glendale Federal Savings Building at the Southeast Corner of Junipero Serra Boulevard and Ocean Avenue; in a C-2 District.
Taken UNDER ADVISEMENT until Meeting of May 6, 1976. Vote: 6-0.

5. EE75.155 - Consideration of Recertification of the Final Environmental Impact Report for the North Shore Outfalls Consolidation; San Francisco Wastewater Master Plan, Implementation Project III.
RECERTIFIED Resolution No. 7469 Vote: 6-0.

3:00 P.M.

6. Consideration of Request for Discretionary Review of Building Permit Application No. 456792 for addition of a second unit to a single-family house at 944 Chestnut Street, in an R-1 District.
Request GRANTED Discretionary Review to be held on May 6, 1976.
Vote: 6-0.

7. EE73.195, EE73.196,
EE73.200, EE73.201,
EE73.205 - Public Hearing on Draft Environmental Impact Report for Five 6-Unit Apartment Buildings on the East and West sides of 10th Avenue between Lincoln Way and Irving Street.
(Postponed from CPC Meeting of January 22, 1976.)
Taken UNDER ADVISEMENT until Meeting of June 10, 1976
Vote: 6-0.

8. Consideration of Request for Discretionary Review of Building Permit Application Nos. 428231, 428406, 428407, 428408 and 428410.
(Postponed from CPC Meeting of January 22, 1976.)
POSTPONED until Meeting of June 10, 1976 Vote: 6-0.

4:00 P.M.

9. DR76.4 - Review for Comment of Building Permit Application No. 452024 and discretionary review of Building Permit Application No. 454650, each for a three floor commercial building without off-street parking at the northeast corner of Sacramento and Laurel Streets. (3480 and 3496 Sacramento Street.)
(Under advisement from CPC Meeting of 3/11/76.)

Robert Passmore, Planner V(Zoning), reported that the applicants had agreed to merge the two lots and to construct a single building with 10 off-street parking spaces which will require a variance from the City Planning Code. Residents of the neighborhood had accepted that proposal and had agreed to support the variance. The Commission voted unanimously to instruct the staff to advise the Board of Permit Appeals that the building

proposed in Building Permit Application No. 452024 would be inappropriate for the neighborhood and should be disapproved. The Commission also requested the staff to prepare a draft resolution for disapproval of Building Permit Application No. 454650 for consideration at its meeting next week.

Adjourned: 6:50 p.m.

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DOCUMENTS

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SUMMARY AND MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
MARCH 30, 1976
100 LARKIN STREET
12:00 NOON

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt, Starbuck.

1. EXECUTIVE SESSION

The Commission met in Executive Session to consider the selection
of a new Director of Planning.

Adjourned: 2:30 p.m.

APR 6 94

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 1, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to St. Francis Memorial Hospital at 900 Hyde Street in connection with matters to be considered by the Commission later in the meeting.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meeting of February 19, 1976, APPROVED as SUBMITTED
Vote: 7-0.

3. Current Matters

Edward I. Murphy, Acting Director of Planning, advised that the meeting of the City-wide Comprehensive Plans Committee scheduled for next week will be cancelled.

Mr. Murphy reported that members of the Commission had been named in a law suit relating to enforcement action taken by the Zoning Administrator to abate a use violation at 3532 Balboa Street. The City Attorney will be representing the Commission as well as the Department of City Planning in this matter.

The Director reminded members of the Commission that they must file financial disclosure statements with the County Recorder during the month of April.

Commissioner Starbuck announced that a draft of an ordinance for protection of trees has been completed and is ready for presentation to the Commission at next week's meeting.

4. Consideration of Adoption of Policy Statement Regarding Proposition 15 on the June 1976 Statewide Ballot. (The Nuclear Power Plants Safeguard Initiative.)

TAKEN UNDER ADVISEMENT until meeting of April 8, 1976 Vote: 7-0.

APRIL 1, 1976

5. DR76.4 - Consideration of draft resolution disapproving Building Permit Application No. 454650 for a three floor commercial building without off-street parking at 3496 Sacramento Street.
(UNDER ADVISEMENT from meeting of March 25, 1976.)

Resolution ADOPTED and Permit Application DISAPPROVED
Resolution No. 7470 Vote: 7-0.

2:30 P.M.

6. EE74.268 - Public Hearing on Draft Environmental Impact Report to build a new hospital addition in phased increments. (St. Francis Memorial Hospital, 900 Hyde Street, Northeast corner of Bush Street.)
TAKEN UNDER ADVISEMENT until meeting of April 22, 1976, at 4:00 p.m. Vote: 7-0.

7. CU76.9 - 900 Hyde Street, Northeast corner of Bush Street.
Request for authorization to construct a new hospital addition in phased increments; in an R-5-C District.
POSTPONED until meeting of April 22, 1976 Vote: 7-0.

8. LM76.3 - Public Hearing on a Proposal to Designate the San Francisco Art Institute, 800 Chestnut Street, as a Landmark.
(Postponed from City Planning Commission Meetings of February 5, 1976 and March 4, 1976.)
RETURNED to Landmarks Preservation Advisory Board for report to Commission on May 13, 1976, at 3:00 p.m. Vote: 7-0.

3:00 P.M.

9. ZM75.11 - The property to the West of Rickard Street and to the rear of the parcels from 142 to 198 Gaven Street, approximately $2\frac{1}{4}$ acres of vacant land.
M-1 to an R-1 or other appropriate District.
POSTPONED until Meeting of May 6, 1976 at 2:30 p.m. Vote: 7-0.

10. CU75.52 - Westerly half of the block bounded by Jefferson, Jones, Leavenworth and Beach Streets.
Request for authorization for a 125 room hotel as part of a 2-building commercial development; in a C-2 District and in Northern Waterfront Special Use District No. 2.
APPROVED with CONDITIONS Resolution No. 7471 Vote: 6-1.

11. CU75.60 - 1990 California Street, Northeast corner of Octavia Street.
Request for authorization to use the existing 12-unit building as a private dining club; in an R-3.5 District.
DISAPPROVED Resolution No. 7472 Vote: 6-0.

12. CU76.6 - Pier 9, East side of The Embarcadero opposite the end of Vallejo Street.
Request for authorization for non-maritime business offices in the existing pier shed; in Northern Waterfront Special Use District No. 1 and in an M-1 District.
APPROVED with CONDITIONS Resolution No. 7473 Vote: 5-0.

13. CU76.7 - 1251 Second Avenue, Southwest corner of Hugo Street.
Request for authorization for use of the existing building as administrative offices for projects of the American Friends Service Committee, a philanthropic or eleemosynary institution; in an R-2 District.

The Commission requested the staff to prepare a draft resolution of approval subject to conditions to be adopted on April 8, 1976. Vote: 5-0.

4:00 P.M.
14. DR76.3 - Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
(UNDER ADVISEMENT from City Planning Commission Meeting of March 18, 1976.)
POSTPONED until Meeting of April 8, 1976 Vote: 5-0.

Adjourned: 7:30 p.m.

— SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 8, 1976
ROOM 282, CITY HALL
2:15 P.M.

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PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meetings of March 1, 11 and 30, 1976, APPROVED with corrections. Vote: 6-0.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that next Thursday's meeting of the Neighborhood Plans Committee will be cancelled.

Mr. Murphy informed the Commission that the Finance Committee of the Board of Supervisors will consider the Department of City Planning's budget for fiscal year 1976-77 on Friday, April 16, at 3:00 p.m. in Room 228, City Hall.

Mr. Murphy announced that the Mayor's Office has requested that the services of the Department of City Planning be made available to the Mayor's Select Committee on Yerba Buena Center.

Mr. Murphy advised the Commission that an attorney representing the owners of property at 316-18 Laurel Street had requested reconsideration of the Commission's disapproval of a building permit application for use of the building on that property as psychiatrists' offices. The City Attorney is determining whether the granting of the request for reconsideration would be legal.

Commissioner Starbuck stated that he and Commissioner Rosenblatt had met with members of the staff to discuss the Residential Zoning Study; and he suggested that other members of the Commission should arrange for similar briefings.

Commissioner Starbuck requested that the staff include in its next mailing to neighborhood organizations an explanation of the difference between conditional use hearings and discretionary review hearings. Commissioner Rosenblatt requested that the mailing also include an explanation of the environmental evaluation process.

Commissioner Starbuck inquired about the status of a 45-unit condominium apartment building proposed at California and Helen Streets. R. Spencer Steele, Assistant Director (Zoning Administrator) replied that an Environmental Impact Report is being prepared for that project.

2. Consideration of Adoption of Policy Statement Regarding Proposition 15 on the June 1976 Statewide Ballot. (The Nuclear Power Plants Safeguard Initiative.)
(Under advisement from the meeting of April 1, 1976.)

The Commission voted 5-1 to adopt Resolution No. 7474 supporting the intent of the initiative and requesting the Board of Supervisors to hold hearings on this matter.

3. CU76.7 - 1251 Second Avenue, Southwest corner of Hugo Street. Consideration of draft resolution approving, subject to conditions, a request for authorization for use of the existing building as administrative offices for projects of the American Friends Service Committee, a philanthropic or eleemosynary institution; in an R-2 District.
Resolution ADOPTED and application APPROVED with CONDITIONS
Resolution No. 7475 Vote: 6-0.

2:30 P.M.

4. DR76.3 - Discretionary Review of Building Permit Applications Nos. 454352 and 454353 for two single-family houses at 65 and 71 Belgrave Avenue.
(Postponed from the meeting of April 1, 1976.)
DISAPPROVED Resolution No. 7476 Vote: 6-0.

5. DR76.7 - Discretionary Review of Building Permit Application No. 454-135 for the addition of two new drive-up banking windows to the Hibernia Bank at the northeast corner of 22nd Avenue and Noriega Street.
DISAPPROVED Resolution No. 7477 Vote: 6-0.

6. Consideration of Proposed Resolution of Intention to Hold Public Hearing on Ordinance for Protection of Trees.

The Commission voted 6-0 to adopt Resolution No. 7479 to declare its intention to hold a public hearing on the draft ordinance and to instruct the Zoning Administrator to set a time and place for the hearing.

3:00 P.M.

7. LM76.2 - Public Hearing on a Proposal to Designate St. John's Presbyterian Church, Arguello Boulevard and Lake Street, as a Landmark.
APPROVED Resolution No. 7478 Vote: 6-0.

8. Status Report on Northern Waterfront Planning.

George A. Williams, Assistant Director of Plans and Programs, and Charles Gill, City Planning Co-ordinator, presented the report and responded to questions raised by members of the Commission.

Adjourned: 4:30 p.m.

R 20 JU

BIRMAN, DEARMAN, FINN, LAU, MELLON, ROSENBLATT

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 15, 1976
100 LARKIN STREET
12:00 NOON

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. Executive Session

The Commission met in Executive Session to consider the selection of a new Director of Planning.

2:15 P.M.

2. Approval of Minutes

Minutes of the Meetings of February 26, 1976, APPROVED with CORRECTIONS and minutes of March 4, 1976, APPROVED as SUBMITTED
Vote: 7-0.

3. Current Matters

Edward I. Murphy, Acting Director of Planning, reminded the Budget and Personnel Committee of the Commission (Commissioners Rosenblatt, Dearman, Lau) of a meeting scheduled next Thursday, April 22, at 1:15 p.m.

Mr. Murphy reported that the Finance Committee of the Board of Supervisors will consider the Department of City Planning's proposed budget for fiscal year 1976-77 at 3:00 p.m. on Friday, April 16.

Mr. Murphy announced that a Special Meeting has been scheduled on Tuesday, May 4, at 2:00 p.m. for a public hearing on the Environmental Impact Report on Islais Creek South Side Outfalls Consolidation, San Francisco Wastewater Management Master Plan, Implementation Program VI. The Commission requested that an Executive Session be scheduled at 1:00 p.m. on that date.

Mr. Murphy stated that he had been advised by the City Attorney's office that the Commission cannot grant a request for reconsideration of its disapproval of a building permit application for property at 316-318 Laurel Street until one year has elapsed from the date of its previous action on March 18, 1976.

The Commission reviewed and recommended changes in the working of the whereas clauses of a resolution which it had adopted during its meeting of April 8 disapproving building permit applications for properties at 65 and 71 Belgrave Avenue.

2:30 P.M.

4. R118.76.8 - Public Hearing on Tentative Map for 6-Lot Subdivision at Third and Lucy Streets between Thornton and Williams Avenues, Lots 12, 13, 25, 27, 28 and 29 in Assessor's Block 5411.
CONSISTENT WITH MASTER PLAN subject to conditions
Resolution No. 7480 Vote: 7-0.

5. R75.65 - Vacation of Portion of Treat Avenue North of 20th Street for Mission Staging Elementary School Complex.
IN CONFORMITY with MASTER PLAN subject to conditions Vote: 7-0.

6. R76.2 - Sale of Property on Clipper Street, five-foot strip on north side between Grand View Avenue and Douglass Street, Lot 26 in Assessor's Block 6541, Lots 19 and 22 in Assessor's Block 6542, Lot 17 in Assessor's Block 6543, and Lot 22 in Assessor's Block 6544.
NOT IN CONFORMITY with MASTER PLAN Vote: 7-0.

3:00 P.M.

7. EE75.421 - Public Hearing on Draft Environmental Impact Report for Interim Improvements to the Richmond/Sunset Water Pollution Control Plant, San Francisco Wastewater Master Plan Implementation Program IV.
Hearing CONCLUDED and taken UNDER ADVISEMENT until meeting of April 22, 1976 Vote: 7-0.

Adjourned: 3:15 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 22, 1976
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Miller, Starbuck.

Approval of Minutes

Minutes of the meetings of March 18 and 25, 1976, APPROVED as
SUBMITTED Vote: 5-0.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, reminded the Implementation Committee (Commissioners Starbuck, Bierman and Dearman) of a meeting scheduled next Thursday, April 29, at 12:00 Noon. The Regular Commission meeting on that date will commence with a field trip at 1:00 p.m.

Mr. Murphy reported that the Mayor's Select Committee on Yerba Buena Center Center will hold its first two public meetings of a series on Saturday, April 24th at 2:00 p.m. and on Wednesday, April 28th at 7:30 in the auditorium of the Silvercrest Residence at 133 Shipley Street near 4th and Folsom Streets. George Williams will represent the department at these meetings.

Robert Passmore, Planner V(Zoning) reviewed the location of properties which are the subject of reclassification applications which have been filed and which are presently being considered by the staff.

Alan Lubliner, City Planning Co-ordinator, and Dave Fulton, Planner II, reported on staff research to date concerning the concept of preferential parking in residential neighborhoods.

After discussion, the Commission agreed to authorize the staff to attend a meeting of the Golden-Gate Bridge and Highway District to comment upon proposals for fare and toll increases.

2. Consideration of Proposal to Support Legislation Implementing the California Coastal Plan as adopted by the Coastal Commission.

The Commission voted unanimously to adopt Resolution No. 7481 supporting both the California Coastal Plan and legislation to carry out its purposes and intent.

6. Consideration of Resolution authorizing the Acting Director of Planning to enter into a contract with Gruen Gruen & Associates, Inc. for the use of HUD Planning Assistance ("701") Grant funds to provide economic development assistance to the Residential Zoning Study.

ADOPTED Resolution No. 7485 Vote: 7-0.

2:30 P.M.

7. R118.76.9 - Public Hearing on Tentative Map for 17 Unit Condominium Subdivision at 77 Grand View Avenue, Lots 22, 23, 24, 25 and 26 in Assessor's Block 2748 CONSISTENT with MASTER PLAN Subject to Conditions Resolution No. 7486 Vote: 6-0.

8. R118.76.10 - Public Hearing for 7 Lot Subdivision on West Side of Valletta Court in Mira Glen Planned Unit Development.
CONSISTENT with MASTER PLAN Subject to Conditions Resolution No. 7486 Vote: 6-0.

9. Review of Plans for 7 Duplexes on West Side of Valletta Court in Mira Glen for Consistency with Resolution No. 5758, adopted March 26, 1964, and Setting Conditions for this Planned Unit Development.
APPROVED Vote: 5-0.

10. R76.6 - Revocable Encroachment Permit for Access Stairs in Lombard Street East of Kearny Street.
IN CONFORMITY with MASTER PLAN Vote: 5-0.

3:00 P.M.

11. Presentation and Hearing on Interdepartmental Report "Parking in San Francisco: A Proposal for Citizen Review" prior to submission to Metropolitan Transportation Commission and preliminary to official public hearing on proposed Master Plan amendments.
Following the presentation, the Commission recessed and responded to comments made by members of the audience.

4:00 P.M.

12. 900 Hyde Street, Northeast corner of Bush Street.
CU76.9 - Request for authorization to construct a new hospital addition in phased increments; in an R-5-C District.
(Under Advisement from Meeting of April 22, 1976.)
APPROVED with CONDITIONS Resolution No. 7588 Vote: 5-2.

Adjourned: 7:20 P.M.

SUMMARY AND MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
MAY 4, 1976
100 LARKIN STREET
2:00 P.M.

The City Planning Commission met pursuant to notice on Tuesday, May 4, 1976 at 2:00 p.m. in the meeting room at 100 Larkin.

PRESENT: Gordon J. Lau, President; Toby Rosenblatt, Vice President; Susan J. Bierman, Ina F. Dearman, Thomas J. Mellon, and Charles Starbuck, members of the City Planning Commission.

ABSENT: James J. Finn, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Edward I. Murphy, Acting Director of Planning; Selina Bendix, Environmental Review Officer; Douglas Holmen, Planner II; Barbara Sahm, Ecological Consultant; and Lynn E. Pio, Secretary.

Dan Borsuk represented the San Francisco Progress.

EE75.123 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR
ISLAIS CREEK - SOUTHSIDE OUTFALLS CONSOLIDATION, SAN
FRANCISCO WASTEWATER MANAGEMENT MASTER PLAN, IMPLEMENTATION
PROGRAM VI.

Vice President Rosenblatt, assuming the chair in the absence of President Lau, indicated that the Commission would conduct a public hearing on this matter but would postpone action on certification of the completeness of the Draft Environmental Impact Report until comments are received from the State Clearinghouse.

Selina Bendix, Environmental Review Officer, presented and summarized the Draft Environmental Impact Report and responded to questions raised by members of the Commission.

The Commission then received and responded to comments made by Murray Cole, owner of property in the subject neighborhood; Donald Birrer, representing the Bureau of Sanitary Engineering in the Department of Public Works; Victor Johnson, owner of property located at 1620 Davidson Street; Wallace E. Stokes, author of the preliminary draft of the Environmental Impact Report; and Mike Garza, a concerned member of the public.

After further discussion, it was moved by Commissioner Dearman, seconded by Commission Bierman, and carried unanimously that the public hearing be closed and this matter be taken under advisement until comments have been received from the State Clearinghouse.

A standard tape cassette recording of the proceedings is available in the files of the Department of City Planning for public listening or transcription.

At 3:10 p.m. the Commission recessed into Executive Session. President Lau, who had been absent for the first portion of the meeting, arrived and participated in the Executive Session.

EXECUTIVE SESSION

The Commission met in Executive Session to consider the selection of a new Director of Planning.

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 6, 1976
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. Current Matters

The Commission voted unanimously to adopt Resolution No. 7489 to modify Resolution No. 7484 and to authorize the Acting Director of Planning to enter into a contract in an amount not to exceed \$7,500 with Williams-Kuebelbeck and Associates, Inc., to assist Northern Waterfront Planning.

The Commission voted unanimously to adopt Resolution No. 7490 to modify Resolution No. 7485 and to authorize the Acting Director of Planning to enter into a contract in an amount not to exceed \$7,500 with Gruen Gruen & Associates to assist the Residential Zoning Study.

The Commission voted unanimously to adopt Resolution No. 7491 to modify Resolution No. 7454 and to authorize the Acting Director of Planning to enter into a contract in the amount of \$50,000 with Booz, Allen & Hamilton, Inc., for the purpose of conducting a rehabilitation financing study.

After discussion, the Commission voted unanimously to deny a request for discretionary review of a Department of Public Health permit for a restaurant at the northwest corner of Bush and Octavia Streets.

1:45 P.M.

2. DR76.6 - Discretionary Review of Building Permit Application No. 456268 for a Glendale Federal Savings Building at the Southeast Corner of Junipero Serra Boulevard and Ocean Avenue; in a C-2 District. (Under Advisement from Meeting of March 25, 1976.) APPROVED with CONDITIONS Resolution No. 7492 Vote: 7-0.

3. R76.5 - Amendments to Redevelopment Plan for Western Addition Area A-2. (Postponed from Meeting of April 29, 1976.) IN CONFORMITY with MASTER PLAN Vote: 7-0.

2:30 P.M.

4. EE75.122 - Public Hearing on Draft Environmental Impact Report for Channel Outfalls Consolidation, San Francisco Wastewater Management Master Plan, Implementation Project VII. Taken UNDER ADVISEMENT until Meeting of May 13, 1976. Vote: 7-0.

5. EE75.123 - Certification of Environmental Impact Report for Islais Creek South Side Outfalls Consolidation, San Francisco Wastewater Management Master Plan, Implementation Project VI.
CERTIFIED as COMPLETE Resolution No. 7493 Vote: 7-0.

6. ZM75.11 - The Property to the West of Rickard Street and to the rear of the parcels from 142 to 198 Gaven Street, approximately 2½ acres of vacant land.
M-1 to an R-1 or other appropriate District.
(Postponed from Meeting of April 1, 1976.)
Taken UNDER ADVISEMENT until Meeting of July 1, 1976. Vote: 7-0.

3:00 P.M.

7. CU76.11 - North and west side of Crestmont Drive, North of Oakhurst Lane. Request for modification of a previously approved conditional use authorization (CU62.53) to allow construction of 5 duplex houses instead of a 32 unit apartment building, and to modify other conditions of the previous authorization as may be appropriate.
Taken UNDER ADVISEMENT until Meeting of June 3, 1976. Vote: 7-0.

8. CU76.12 - 1145 Bush Street, South line, 222 feet East of Hyde Street. Request for authorization to construct a second floor addition to the existing building and to use the entire building for medical offices; in an R-5-C District.
The Commission voted unanimously to take this matter UNDER ADVISEMENT until the Meeting of May 13, 1976, and requested the staff to prepare a draft resolution of approval with conditions for its consideration. President Lau abstained from voting.

Adjourned: 5:10 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 13, 1976
ROOM 282, CITY HALL
2:30 P.M.

REF ID: C-100

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of May 4, 1976, APPROVED as SUBMITTED.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that the meeting of the Neighborhood Plans Committee scheduled for next Thursday will be cancelled. The Regular Meeting of the full Commission will convene at 2:00 p.m. on that date.

Mr. Murphy advised the Commission that the Planning, Housing and Development Committee of the Board of Supervisors will meet next Tuesday, May 18, in Room 228, City Hall.

Mr. Murphy informed the Commission that the City Attorney had rendered an opinion on questions raised by Supervisor Tamara relating to the proposed ordinance regarding Institutional Master Plans as recommended by the City Planning Commission. The City Attorney indicated that a requirement for institutions to file their affirmative action plans with the City Planning Commission would exceed the Commission's authority; and he felt that it would be advisable to establish a time limit for review and comments on proposed projects by the Comprehensive Health Planning Council.

2. Reconsideration of Request for Discretionary Review of an Application for a Department of Public Health Permit for a Restaurant at the Northwest corner of Bush and Octavia Streets. (Request was denied during Meeting of May 6, 1976.)

Request for Reconsideration WITHDRAWN Vote: 7-0.

3. EE75.122 - Certification of Environmental Impact Report for Channel Outfalls Consolidation, San Francisco Wastewater Management Master Plan, Implementation Project VII.
(Under Advisement from Meeting of May 6, 1976.)
CERTIFIED as COMPLETE Resolution No. 7495 Vote: 7-0.

4. CU76.12 - 1145 Bush Street, South line, 222 feet East of Hyde Street.
Request for authorization to construct a second floor addition to the existing building and to use the entire building for medical offices; in an R-5-C District.
(Under advisement from Meeting of May 6, 1976.)
APPROVED with CONDITIONS Resolution No. 7496 Vote: 7-0.

3:00 P.M.

5. LM76.3 - Public Hearing on a proposal to designate the San Francisco Art Institute, 800 Chestnut Street, as a Landmark.
(Postponed from Meeting of April 1, 1976.)
POSTPONED until Meeting of July 8, 1976. Vote: 7-0.

6. Public Hearing on Proposed Amendments to City Planning Code for Protection of Trees.
APPROVED with ONE AMENDMENT Resolution No. 7497 Vote: 7-0.

Adjourned: 4:55 p.m.

MAY 2 1976

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
REGULAR MEETING
MAY 20, 1976
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meetings of April 1, 22 and 29, 1976, APPROVED with CORRECTIONS. Vote: 7-0.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, reminded the members of the Implementation Committee (Commissioners Starbuck, Bierman, Dearman) of a meeting scheduled at 12:00 noon next Thursday, May 27. The full Commission is scheduled to take a field trip at 1:00 p.m. on that date to visit properties which will be considered during the Zoning Hearing to be held on June 3.

Mr. Murphy advised the Commission that the Planning, Housing and Development Committee of the Board of Supervisors, meeting on Tuesday, had approved the Institutional Master Plan Ordinance with two amendments. After discussion, members of the Commission requested the staff to look into the possibility of having the deleted language returned to the ordinance before it is adopted by the full Board.

Lynn E. Pio, Administrative Secretary, reported on modifications to the budget of the Department of City Planning for fiscal year 1976-77 as recommended by the Finance Committee to the full Board of Supervisors on Wednesday. The Committee's recommendation involved the deletion of three additional permanent positions from the budget. Commissioner Starbuck advised the Commission that the Finance Committee had also recommended deletion of more than \$2,000,000 from the Recreation and Park Department's Open Space Acquisition & Development Fund pending further justification of the proposed expenditures.

2. Adoption of Resolution Appointing Members of the Northern Waterfront Planning Advisory Committee and Outlining their responsibilities. Adopted as City Planning Commission Resolution No. 7498. Vote: 7-0.

3. Staff Presentation of Proposed Residential Zoning District Maps and Standards.

Robert Passmore, Planner V(Zoning) and other members of the staff made the presentation and responded to questions raised by members of the Commission and audience.

4. Consideration of Draft Resolution of Intention which would Initiate Reclassification of All or Portions of the Residential Areas of San Francisco.

The Commission voted 5-1 to adopt Resolution No. 7499 initiating reclassification of all or portions of the residential areas of San Francisco as recommended by the staff of the Department of City Planning with six text and map changes.

Adjourned: 10:20 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 27, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on June 3, 1976.
2. Approval of Minutes

Minutes of the meetings of April 8 and May 6, 1976, APPROVED as
SUBMITTED Vote: 6-0.

3. Current Matters

Edward I. Murphy, Acting Director of Planning, advised the Commission that the State and National Affairs Committee of the Board of Supervisors will hold a Special Meeting on Friday, May 28, at 2:30 p.m. in Room 228, City Hall. The Committee will consider adoption of a resolution endorsing SB1579 and SB2948 pertaining to development and conservation of the California Coast and acquisition of significant coastal lands. Also, in response to a request made by the City Planning Commission, the Committee will hold a public hearing on Proposition 15, the Nuclear Power Plants Safeguard Initiative.

Mr. Murphy informed the Commission that the Mayor has scheduled a "post-budget review" with the Department of City Planning on Wednesday, June 9, from 9:00 a.m. to 11:00 a.m. The Mayor has encouraged members of the Commission to attend this meeting.

Mr. Murphy reported that the Mayor had scheduled a public hearing on the 1977 Community Development Program to be held Thursday evening, May 27, in the Chambers of the Board of Supervisors.

Mr. Murphy advised the Commission that the Finance Committee of the Board of Supervisors is reviewing the status of "frozen" permanent personnel requisitions. If funds for the positions are withdrawn, the Department may have to lay off one Planner I and one Planner II.

Mr. Murphy reported that the Board of Supervisors, at its meeting on Monday, re-instated the affirmative action provisions in the proposed Institutional Master Plan Ordinance.

In response to a request made by the Commission during its meeting of May 20, Mr. Murphy distributed copies of a draft resolution which had been prepared by the staff to indicate the Commission's intention to exercise its powers of discretionary review over any building permit application taking advantage of the new "transferable open space" concept which might have a detrimental impact on surrounding properties. After discussion, the Commission voted unanimously to adopt the draft resolution as City Planning Commission Resolution No. 7500.

George A. Williams, Assistant Director-Plans and Programs, reported that a Joint Meeting of the Finance and Health and Environment Committee of the Board of Supervisors had been held on Wednesday at which time the proposal for the Neighborhood Centers Program was tabled pending provision of further information and commitments.

4. Presentation of 1975 Housing Inventory Report.

Peter Groat, Planner IV-Urban Systems Analyst, presented and summarized the report and responded to questions raised by members of the Commission.

5. Consideration of Policies to Guide the Development of a Regional Transit Terminal at the Site of Transbay Terminal.
POSTPONED until meeting of June 10, 1976 Vote: 7-0.

6. Consideration of Policies to Guide Development of Transportation in the Golden Gate Corridor.
Policies ENDORSED Vote: 7-0.

7. Consideration of a Draft Ordinance Giving Preference to Residents for Parking in Residential Neighborhoods.
ENDORSED with amendments Vote: 7-0.

Adjourned: 4:35 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING

THURSDAY

JUNE 3, 1976
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Lau, Mellon, Rosenblatt, Starbuck.

2:00 P.M.

1. Current Matters

R. Spencer Steele, Acting Director of Planning, reported that Peter Svirsky of the staff of the Department of City Planning is hospitalized and scheduled to undergo surgery.

Mr. Steele advised the members of the City-wide Comprehensive Plans Committee that next Thursday's meeting will be cancelled.

Mr. Steele distributed summaries of the Department of City Planning's budget for fiscal year 1976-77 as approved by the Board of Supervisors. He also reminded members of the Commission of a post-budget review with the Mayor next Wednesday, June 9, at 9:00 a.m.

Mr. Steele reported that the State and National Affairs Committee of the Board of Supervisors, meeting last Friday, had taken no position regarding Proposition 15 on the State ballot (The Nuclear Power Plants Safeguard Initiative).

Mr. Steele announced that Supervisor Mendelsohn had introduced the proposed preferential parking ordinance to the Board of Supervisors on Monday for hearings to be scheduled by the Fire, Safety and Police Committee of the Board.

Robert Passmore, Planner V (Zoning), advised the Commission that the staff has scheduled a series of neighborhood meetings to discuss the proposed reclassification of residential properties throughout San Francisco, as follows:

1.	Northwest Portion of City	Presidio Jr. High 450 - 30th Avenue	Tues, June 22, 1976 7:00 p.m.
2.	Northeast Portion of City	Francisco Jr. High 2190 Powell	Tues, June 29, 1976 7:00 p.m.
3.	Southeast Portion of City	James Lick Jr. High 1220 Noe	Wed, July 7, 1976 7:00 p.m.
4.	Southwest Portion of City	Herbert Hoover, Jr. High 2290 - 14th Avenue	Wed, Aug. 11, 1976 7:00 p.m.

Mr. Passmore reported that 32 building permit applications were filed on May 19 and 20 prior to initiation of the new residential zoning controls by the Commission and indicated that that volume of applications was higher than average.

Mr. Steele informed the Commission that the applicants as well as residents of the neighborhood had requested further postponement of the public hearing on a Draft Environmental Impact Report for five 6-unit apartment buildings on the east and west sides of 10th Avenue between Lincoln Way and Irving Street. The hearing had been scheduled for next Thursday but will probably be postponed until September 23.

Michael Johnstone, Architectural Design Draftsman, reported on the current status of the Parapet Ordinance Enforcement Program. Mrs. G. Bland Platt presented a resolution adopted by the Landmarks Preservation Advisory Board on June 2, 1976, proposing that enforcement of the ordinance "be temporarily suspended until such time as the economic impact on both the City and individual building owners can be determined and an equitable means of providing financial relief, in the interest of the visual quality of San Francisco, can be established". The Commission voted unanimously to schedule a public hearing on June 24 to consider the proposal of the Landmarks Preservation Advisory Board.

Commissioner Rosenblatt announced the appointment of James Herman of Ship Clerks Local 34 of the International Longshoremen's and Warehousemen's Union to the Northern Waterfront Planning Advisory Committee.

2. Consideration of Resolution of Intention to Initiate Amendment of Section 306.3(b)2 of the City Planning Code to Delete Requirement for Mailed Notice to Interested Property Owners Regarding Proposals to Re-zone Property Based on General Zoning Studies, Either City-Wide in Scope or Covering a Major Sub-Area of the City.
ADOPTED Resolution No. 7501 Vote: 6-0.

2:30 P.M.

3. R118.76.11 - Public Hearing on Tentative Map for an 8-unit Condominium Conversion Subdivision at 2140 Bush Street, Lot 8 in Assessor's Block 660.
CONSISTENT with MASTER PLAN with five CONDITIONS
Resolution No. 7502 Vote: 6-0.
4. DR76.11 - Consideration of Staff Request for Discretionary Review of Building Permit Application No. 458426 for the Conversion of an Existing Automobile Garage at 3185 Washington Street in a Residential District (R-3 and RH-2) to Use as Classrooms, Offices and Gymnasium of a Private High School.
Request GRANTED Vote: 6-0.

5. DR76.11 - Discretionary Review of Building Permit Application No. 458426 for the Conversion of an Existing Automobile Garage at 3185 Washington Street in a Residential District (R-3 and RH-2) to Use as Classrooms, Offices and Gymnasium of a Private High School.

APPROVED with CONDITIONS Resolution No. 7503 Vote: 4-2.

3:00 P.M.

6. CU76.11 - North and West side of Crestmont Drive, North of Oakhurst Lane. Request for modification of a previously approved conditional use authorization (CU62.53) to allow construction of 5 duplex houses instead of a 32 unit apartment building, and to modify other conditions of the previous authorization as may be appropriate.

(Under Advisement from meeting of May 6, 1976)

APPROVED with CONDITIONS Resolution No. 7504 Vote: 5-0.

7. CU76.13 - 263 Parnassus Avenue, South Line, between Willard Street and Woodland Avenue.

Request for authorization to permit an existing 6-person residential care facility to expand its care to serve 8 aged persons; in an R-3 District.

APPROVED with CONDITIONS Resolution No. 7505 Vote: 5-0.

8. CU76.16 - 55 Napoleon Street, South Line, 189 feet East of Evans Avenue. Request for authorization to continue and expand an existing automobile dismantling operation first approved in 1971; in an M-2 District.

APPROVED with CONDITIONS Resolution No. 7506 Vote: 5-0.

9. CU76.17 - 827 Guerrero Street, East Line, 27.5 feet North of Liberty Street.

Request for authorization to continue an existing residential care facility for 28 developmentally disturbed adults from 18 to 65 years of age; in an R-4 District.

APPROVED with CONDITIONS Resolution No. 7507 Vote: 5-0.

Adjourned: 6:05 p.m.

JUN 1 1976

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAYJUNE 10, 1976
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that Mayor Moscone will address the Commission at its meeting next week.

The Director advised the Commission that the Northern Waterfront Planning Advisory Committee will hold its first meeting on Friday morning, June 11. He then requested members of the Commission to review Resolution No. 7282 which was adopted by a previous commission on January 23, 1975 endorsing the Bay Conservation and Development Commission's Special Area Plan for the Northern Waterfront with certain exceptions; and he requested members of the Commission to advise him if they have any disagreements with the position stated in the resolution.

The Director reported on the current status of the Yerba Buena Center project and advised the Commission that the staff is working with the Mayor's Select Committee to resolve differences of opinion regarding the project.

The Director advised the Commission that he has been meeting with individual members of the staff of the Department of City Planning to get to know them and to become better acquainted with the work of the Department.

The Director reported that the Board of Supervisors had requested that further public hearings be held on the transit-preferential treatment proposed for Mission Street in the downtown area. The Commission requested the staff to make a presentation of the plan at its meeting next week.

The Director recommended that the Commission consider an amendment to its Rules and Regulations which would provide that all committee meetings will be scheduled at the call of the chair. The Commission voted unanimously to schedule a public hearing on this proposal during its meeting of June 24.

The Director introduced Alexander Zermenio and David Kim, two new temporary employees hired with funds provided by the Economic Development Administration to work on the Commerce and Industry Study.

The Director advised the Commission that the staff is reviewing new plans for Golden Gateway Phase III. The new plans call for more commercial uses than housing whereas previous plans had emphasized housing.

2. Public Hearing on Proposed Conflict of Interest Code to Require Filing of Financial Disclosure Statements by Members of the City Planning Commission and Professional Employees of the Department of City Planning.
UNDER ADVISEMENT until Meeting of June 17, 1976. Vote: 7-0.

2:30 P.M.

3. EE73.195, EE73.196,
EE73.200, EE73.201,
EE73.205 - Public Hearing on Draft Environmental Impact Report for Five 6-Unit Apartment Buildings on the East and West Sides of 10th Avenue between Lincoln Way and Irving Street.
(Under Advisement from Meeting of March 25, 1976.)
Continued UNDER ADVISEMENT till Meeting of September 23, 1976.
Vote: 7-0.

4. Consideration of Request for Discretionary Review of Building Permit Application Nos. 428231, 428406, 428407, 428408, and 428410.
(Postponed from Meeting of March 25, 1976.)
POSTPONED until Meeting of September 23, 1976. Vote: 7-0.

5. Consideration of Policies to Guide the Development of a Regional Transit Terminal at the Site of Transbay Terminal.
(Postponed from Meeting of May 27, 1976.)
Policies were ENDORSED Resolution No. 7508. Vote: 7-0.
The Commission also requested that a review of policies endorsed by the previous Commission relative to proposals for construction of additions to Interstate 280 be reviewed at next week's meeting.

6. DR76.12 - Consideration of Request for Discretionary Review of Building Permit Application Nos. 452541 and 458701 for the Construction of two 20-Unit Apartment Buildings at 370 and 374 Monterey Boulevard, at the Detroit Street Steps, in a Residential District.
(R-3 and RM-1)
Request GRANTED. Vote: 7-0.

7. DR76.12 - Discretionary Review of Building Permit Applications Described in Item 6.
APPROVED with CONDITIONS Resolution No. 7509. Vote: 5-2.

Adjourned: 5:25 P.M.

L 500-2115

JUN 20 1976

FBI - SAN FRANCISCO
LABORATORY

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JUNE 17, 1976
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission that the Board of Supervisors had amended the Administrative Code to require that budget proposals for the ensuing fiscal year must be submitted to the Controller by October 1. Accordingly, the following schedule has been proposed for preparation and adoption of the budget for the Department of City Planning for fiscal year 1977-78:

1. Public Hearing on Work Program and Budget -- July 29
2. Presentation of Proposed Work Program and Budget
as recommended by the staff -- August 26
3. Adoption of Work Program and Budget by the
City Planning Commission -- September 16

The Director reported that proposed corrections in the Residential Zoning District Maps and Standards will be brought before the Commission for consideration at its meeting next week. Commissioner Starbuck requested that a Special Meeting of the Implementation Committee (Commissioners Starbuck, Bierman, Dearman) be scheduled on Tuesday, June 22, at 1:00 p.m. to review the proposed corrections.

The Director advised the Commission that a field trip will be scheduled at 1:00 p.m. next Thursday to visit properties which will be considered during the Zoning Hearing to be held on July 1.

The Director announced that a public hearing on the Draft Environmental Impact Report for the San Francisco Executive Park project on the south side of Bayview Hill has been scheduled for July 22. A public hearing on the Draft Environmental Impact Report for the North Point Park Marina (Simmons) project has tentatively been scheduled for the July 29.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7510 to authorize the Director to submit a request for a supplemental appropriation to abolish one 1408 Principal Clerk position in the Department of City Planning and to replace it with a 1450 Principal Clerk Stenographer position.

6
— SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JUNE 24, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

The field trip was cancelled because both of the department's automobiles were inoperable. It will be rescheduled next Thursday.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meeting of May 27, 1976, APPROVED as SUBMITTED.
Vote: 7-0.

3. Current Matters

Rai Y. Okamoto, Director of Planning, introduced George Carey, Chief Accountant for the Public Utilities Commission, who will serve as Mr. Crowley's alternate while Mr. Finn is on vacation.

The Director reminded members of the Commission of the staff meeting scheduled for next Tuesday evening, June 29, at 7:30 p.m. at the Francisco Junior High School to discuss the new residential zoning pattern recommended for the northeast portion of the city.

Commissioner Rosenblatt requested that a meeting of the Budget and Personnel Committee of the Commission (Commissioners Rosenblatt, Dearman, Lau) be scheduled for Thursday, July 8 at 12:00 noon.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7513 expressing its support for four capital improvement projects involving neighborhood improvements and requested that the Board of Supervisors retain the appropriations for those projects.

The Director advised the Commission that the Northern Waterfront Planning Advisory Committee will hold its second meeting on Friday, June 25, at 9:15 a.m.

The Director reported that the Planning, Housing and Development Committee of the Board of Supervisors will hold a special meeting on Tuesday, July 6, at 1:00 p.m. to consider the proposed Tree Ordinance. If the ordinance is approved by the Committee, it will be considered by the full Board of Supervisors later in the afternoon.

JUNE 24, 1976

The Director announced that the Department of City Planning's application for Federal 701 Grant funds had been approved by the Finance Committee of the Board of Supervisors.

The Director informed the Commission that he has scheduled a meeting to be held tomorrow to organize the Department of City Planning's staff effort on the Yerba Buena Center project.

4. Public Hearing on Proposal to Amend Article IV, Section 3 of the Rules and Regulations of the City Planning Commission to Provide that All Committee Meetings shall be Scheduled at the Call of the Chair.
AMENDMENT APPROVED Vote: 7-0.
5. Adoption of Resolution Reaffirming Support for the City's Transit First Policy and Endorsing the Mission Street Transit Preferential Plan.
POSTPONED pending further public hearing on July 15, 1976 Vote: 7-0.

2:30 P.M.

6. Public Hearing on a Proposed Amendment to the Recreation and Open Space Element of the Master Plan to Delete a Site at Majestic Avenue and Summit Street from the Category - "Proposed Recreation and Public Open Space".
APPROVED Resolution No. 7514 Vote: 7-0.
7. Public Hearing on Enforcement of the Parapet Ordinance.

Following the hearing, the Commission voted unanimously to make no recommendation concerning enforcement of the ordinance at this time. The Commission also requested that the staff report on the status of the enforcement program in approximately two months.

8. Consideration of Corrections of Drafting Errors in the Proposed Residential Zoning District Maps and Standards.
APPROVED Resolution No. 7515 Vote: 6-0.

3:30 P.M.

9. R118.75.19A - Public Hearing on Tentative Map for 52-Lot Subdivision in Portions of Block Bounded by Brunswick, Guttenberg, Hanover and Lowell Streets.
APPROVED with CONDITIONS Resolution No. 7516 Vote: 6-0.
10. R118.75.23 - Public Hearing on Tentative Map for 10-Lot Subdivision at Noriega Street and 14th Avenue.
APPROVED with CONDITIONS Resolution No. 7517 Vote: 6-0.
11. R118.76.7 - Public Hearing on Tentative Map for 16-Lot Subdivision West of Whittier Street at San Francisco-Daly City County Line.
APPROVED with CONDITIONS Resolution No. 7518 Vote: 6-0.

4:00 P.M.

12. DR76.13 - Consideration of Request for Discretionary Review of Building Permit Application No. 453162 for Nine-Unit Apartment Building at Castro and 28th Streets.
POSTPONED until meeting of July 1, 1976 at 4:00 p.m.
13. DR76.13 - Discretionary Review of Building Permit Application No. 453162, if Above Request is Granted.
POSTPONED until meeting of July 1, 1976 at 4:00 p.m.
14. DR76.14 - Consideration of Request for Discretionary Review of Building Permit Application No. 455555 for Sidewalk Cafe, Office and Residential Renovation at 4136 - 24th Street.
POSTPONED until meeting of July 1, 1976 at 3:00 p.m.
15. DR76.14 - Discretionary Review of Building Permit Application No. 455555, if Above Request is Granted.
POSTPONED until meeting of July 1, 1976 at 3:00 p.m.

Adjourned: 6:20 p.m.

— SAN FRANCISCO
— CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JULY 1, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Carey, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 P.M. to take a field trip to properties scheduled for consideration later in the meeting.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meeting of June 10, 1976, APPROVED as SUBMITTED. Vote: 6-0.

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that he and Mr. Pio had attended a meeting of the Legislative & Personnel Committee of the Board of Supervisors on Wednesday to testify in support of proposed Charter amendments which would provide for selection of one of the top three eligibles from Civil Service lists and which would exempt heads of departments, assistant heads of departments and heads of major bureaus from the Civil Service provisions of the Charter. Commissioner Rosenblatt stated that he intends to discuss these proposed Charter Amendments at next weeks meeting of the Budget & Personnel Committee of the Commission preparatory to recommending that they be endorsed by the full Commission.

The Director announced that the Board of Permit Appeals had sustained actions taken by the Commission disapproving two building permit applications on Belgrave Avenue and requiring retention of trees on a building site on Monterey Boulevard.

Commissioner Rosenblatt requested that the Commission be given a weekly report on actions taken by the Board of Permit Appeals relating to decisions of the Commission or the Zoning Administrator.

The Director, noting that the Commission had previously requested a review of the issues involved with the completion of Interstate 280 and the removal of the Embarcadero Freeway, stated that these matters are being reviewed by the Northern Waterfront Planning Advisory Committee and will be brought before the Commission for discussion after the Advisory Committee has completed its review.

Commissioner Rosenblatt informed the members of the Commission that the Director of the Port and representatives of various steamship lines will be present at the next meeting of the Advisory Committee on Friday, July 9, to discuss the long-term maritime plan for the Port.

The Director reported that the proposed Board of Supervisors resolution mandating service reductions on the cable car system during the winter will be tabled.

The Director advised the Commission that he had written to the Board of Supervisors to point out that a current proposal for a fare increase for taxis would be in conflict with Objective 1, Policy 6, of the Transportation Element of the Comprehensive Plan.

The Director reported that Alan Lubliner, head of the Department's Transportation Section, had served as acting chairman of the national Transportation Task Force of the Urban Consortium during the past week.

The Director stated that the staff has been working with the staff of the Golden Gate Bridge, Highway & Transportation District and the Municipal Railway to develop a discount transfer between the ferries and Muni routes serving the San Francisco terminal. He also announced that the Golden Gate Bridge, Highway & Transportation District has applied to the Urban Mass Transportation District for funds to lease two new hovercraft to supplement ferry service beginning next year. Commissioner Rosenblatt requested the staff to investigate the possibility that the hovercraft may cause noise problems which would be disruptive to people living in the northeast section of the city.

The Director announced that a joint meeting of the City Planning Commission and the Public Utilities Commission will be scheduled on July 15 at 8:00 P.M. in the Community College Auditorium at 33 Gough Street to consider the proposed Transit Preferential Plan for Mission Street in the downtown area.

The Director reported that he had appeared before the Board of Supervisor's Assistance to Business Committee on Tuesday to indicate the Department of City Planning's willingness to co-operate in their efforts to improve the business climate of San Francisco.

The Director reminded the Commission that the proposed Tree Ordinance will be considered by the Planning, Housing & Development Committee of the Board of Supervisors at 1:00 P.M. on Tuesday, July 6. If approved by the Committee, the matter will be considered by the full Board later in the afternoon.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7519 to modify Resolution No. 7511 and to authorize the Director to execute an agreement with John M. Sanger to render certain technical or professional services in connection with the Department's Yerba Buena Center for an amount not to exceed \$15,000.

Commissioner Starbuck congratulated the staff on the manner in which the two neighborhood meetings on the Residential Zoning Study have been handled.

2:30 P.M.

4. ZM75.11 - The Property to the West of Rickard Street and to the Rear of the Parcels from 142 to 198 Gaven Street, Approximately 2½ Acres of Vacant Land.
M-1 to an R-1 or other appropriate District.
(Under Advisement from Meeting of May 6, 1976.)
CONTINUED UNDER ADVISEMENT until Meeting of November 4 at 2:30 P.M.

5. CU76.20 - Northeast Corner of Ellis and Franklin Streets.
Request for Authorization for an 8-Story, 70-Unit Apartment Building for the Elderly and Handicapped with 22 Off-Street Parking Spaces as a Planned Unit Development in Redevelopment Agency Project Area A-2; in an R-4 District and a Proposed PR Zoning District.
WITHDRAWN Resolution No. 7520. Vote: 6-0.

6. CU76.21 - 799 Phelps Street, Northeast Corner of Innes Avenue, Lots 2, 3, 4 and 10 in Assessor's Block 5260.
Request for Authorization for an Automobile Wrecking Operation with Accessory Commercial Offices; in an M-1 District.
Taken UNDER ADVISEMENT until Meeting of September 2, 1976, at 2:30 P.M. Vote: 6-0.

7. Public Hearing on Proposed amendments to Section 306.3 of the City Planning Code.
DISAPPROVED Resolution No. 7521. Vote: 6-0.

3:00 P.M.

8. DR76.14 - Consideration of Request for Discretionary Review of Building Permit Application No. 455555 for Sidewalk Cafe, Office and Residential Renovation at 4136 - 24th Street.
(Postponed from Meeting of June 24, 1976.)
Request DENIED Vote: 6-0.

9. CA76.5 - Public Hearing on a Certificate of Appropriateness for a proposed Three-Story Parking Structure to be Erected at 1 Lombard Street, Southeast Corner of Sansome Street, Said Property Being Located in a Proposed Historic District.
APPROVED with CONDITIONS Resolution No. 7522. Vote: 5-0.

10. CA76.7 - Public Hearing on a Certificate of Appropriateness for a Proposed Rehabilitation and Conversion of the House of the Flag, 1654 Taylor Street, Southeast Corner of Vallejo Street, to Eight Apartments in Conjunction with the Erection of a New Apartment Building of 64 Units.
APPROVED Resolution No. 7523. Vote: 5-0.

4:00 P.M.

11. DR76.13 - Consideration of Request for Discretionary Review of Building Permit Application No. 453162 for Nine-Unit Apartment Building at Castro and 28th Streets.
(Postponed from Meeting of June 24, 1976.)
Request GRANTED Vote: 5-0.

12. DR76.13 - Discretionary Review of Building Pe mit Application No. 453162.
DISAPPROVED Resolution No. 7524. Vote:

SUMMARY OF THE REGULAR MEETING

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JULY 1, 1976

12. DR76.13 - Discretionary Review of Building Permit Application No. 453162.
DISAPPROVED Resolution No. 7524. Vote: 5-0.
13. Consideration of Location and Development Guidelines for Fast Food Facilities, Convenience Stores, and Similar Quick-Stop Establishments.
Taken UNDER ADVISEMENT until Meeting of July 22, 1976. Vote: 5-0

Adjourned: 6:25 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JULY 8, 1976
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of May 13, 1976, APPROVED as SUBMITTED.
Vote: 6-0.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Board of Permit Appeals had cancelled its Wednesday night meeting.

The Director commented on the fact that the third in a series of neighborhood meetings concerning the Residential Zoning Study had been held the previous evening.

The Director reminded members of the Commission that the Northern Waterfront Planning Advisory Committee will meet on Friday morning, July 9, at 9:00 a.m.

The Director reported that the location of Commission's joint meeting with the Public Utilities Commission next Thursday evening, July 15, at 8:00 p.m. has been changed to the headquarters of the Retail Clerks Union, Local 11, at 1345 Mission Street near 10th Street.

The Director announced that Peter Svirsky has returned home from the hospital and is doing well.

The Director advised the Commission that the staff of the Department of City Planning had met its first deadline in the Yerba Buena study and had submitted eight proposals to the Mayor's Select Committee for consideration.

Alan Lubliner, City Planning Co-ordinator, reported that he had determined that the new hovercraft to be leased by the Golden Gate Bridge, Highway and Transportation District will be no noisier than urban buses.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7525 to authorize the Director to request a supplemental appropriation in the amount of \$20,000 to cover postage and miscellaneous costs involved in giving individual notice to property owners of zoning changes being proposed as a result of the Residential Zoning Study.

JULY 8, 1976

2. Consideration of Two Proposed Charter Amendments:

- a. Amending Section 8.329 of the Charter pertaining to certification of eligibles by Civil Service Commission to provide for selection of one out of top three eligibles;
ENDORSED provided that rights of top eligibles are protected.
Vote: 6-0.
- b. Amending Section 8.300 to provide that positions of heads of departments, assistant heads of departments and heads of major bureaus, not specifically exempted by other provisions of the Charter, shall be exempted from Civil Service provisions of the Charter, the total number not to exceed 1% of total number of authorized positions in annual budget.
ENDORSED proposed Charter amendment or an alternate amendment which would exempt department heads and their assistants. Vote: 6-0.

2:30 P.M.

3. LM76.3 - Public Hearing on a Proposal to Designate the San Francisco Art Institute, 800 Chestnut Street, as a Landmark.
(Postponed from Meeting of May 13, 1976.)
POSTPONED until meeting of October 7, 1976 Vote: 6-0.
4. DR76.17 - Consideration of Request for Discretionary Review of Building Permit Application No. 457824 for a Doggie Diner at the North-east Corner of 10th and Mission Streets, (EE76.119).
Request GRANTED Vote: 6-0.
5. DR76.17 - Discretionary Review of Building Permit Application No. 457824 Taken UNDER ADVISEMENT until meeting of Aug. 5, 1976
Vote: 6-0.
6. DR76.18 - Consideration of Request for Discretionary Review of Building Permit Application No. 457825 for a Doggie Diner at the North-east Corner of 25th Avenue and Geary Boulevard, (EE76.120).
Request GRANTED Vote: 6-0.
7. DR76.18 - Discretionary Review of Building Permit Application No. 457825 Permit DISAPPROVED Resolution No. 7526 Vote: 3-3.

Adjourned: 4:25 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
HELD JOINTLY WITH
THE PUBLIC UTILITIES COMMISSION
THURSDAY
JULY 15, 1976
RETAIL DRY CLERKS UNION, LOCAL 11
1345 MISSION STREET NEAR 10th STREET
8:00 P.M.

City Planning Commission Members Present:
Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt, Starbuck.

Public Utilities Commission Members Present:
Commissioners Flynn, Henning, Larsen

1. Public Hearing on Proposed Transit Preferential Plan for Mission Street in the Downtown Area.

A revised plan was presented by the staff of the Department of City Planning. Following the public hearing, both Commissions voted to request the Board of Supervisors not to rescind its appropriation of funds for the Transit Preferential Plan for Mission Street until details of the revised plan can be refined. The Public Utilities Commission took this matter under advisement until its meeting on Tuesday, July 20, 1976. The City Planning Commission took the matter under advisement until its meeting on Thursday, July 22, 1976.

Adjourned: 10:15 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JULY 15, 1976
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of June 3, 1976, APPROVED as SUBMITTED
Vote: 6-0.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that Nancy Gin had represented the Department of City Planning at a meeting held by the Board of Permit Appeals on the previous evening. By a 3-2 vote the Board had upheld the Commission's disapproval of psychiatrists offices at 314-16 Laurel Street.

The Director advised the Commission that he had requested that promotional and entrance examinations for Class 5280 Planner III be cancelled so that revised announcements could be prepared in consultation with the Municipal Planner's Association.

The Director reported that a Child Care Task Force Report had been prepared by the Department of City Planning and submitted to the Board of Supervisors. Public hearings on the matter will be scheduled by the Board in September.

The Director advised the Commission that a newsprint report had been published describing six alternate proposals for the Yerba Buena Center. The first of a series of public hearings on the proposals will be held by the Mayor's Select Committee on Yerba Buena Center on Monday, July 19, at 7:30 p.m. at the Winfield Scott School at 3630 Divisadero Street.

The Director indicated that he had attended a bicentennial meeting of the McKinnon Avenue Residential Block Club on Monday evening.

The Director announced the appointment of a committee to advise the staff of the Department of City Planning and its consultants on economic impacts which may result from zoning changes proposed as a result of the Residential Zoning Study.

JULY 15, 1976

Commissioner Rosenblatt advised the Commission that the Legislative & Personnel Committee of the Board of Supervisors, meeting next Tuesday, July 20, is scheduled to consider a proposed Charter amendment which would reduce the percentage of money from the Open Space Acquisition and Park Renovation Fund which could be used for acquisition and increase the amount which would be used for renovation. After discussion, the Commission voted unanimously to advise the Board that it is opposed to the proposed amendment because it would reduce the effectiveness of the Open Space Program.

Commissioner Rosenblatt urged members of the Commission to attend the next meeting of the Northern Waterfront Planning Advisory Committee on Friday, July 23, at 9:00 a.m. in the Library Commission Meeting Room when transportation issues in the Northern Waterfront will be discussed.

The Director reported that Sid Shaw of the staff of the Department of City Planning has been working with the staff of the Recreation and Park Department to prepare a plan for McLaren Park. After further neighborhood meetings, the plan will be presented to the Recreation and Park Commission and will subsequently be reviewed by the City Planning Commission.

2:30 P.M.

2. Presentation of Mayor's Preliminary 1977 Community Development Program.

James Jaquet, Director of the Mayor's Office of Community Development, summarized the proposed 1977 Community Development Block Grant Program and responded to questions raised by members of the Commission. Public hearings on the proposed program will be held by the Mayor on Tuesday, July 27, and Thursday, July 29, both to be held at 7:30 p.m. in the Chambers of the Board of Supervisors, City Hall.

3. Status Report on Architectural Survey.

Richard Hedman, Planner V - Urban Design, reported on this matter and responded to questions raised by members of the Commission.

4. Status Report on Neighborhood Centers Program.

Carroll Williams, City Planning Co-ordinator, reported on this matter and responded to questions raised by members of the Commission.

5. Status Report on Protected Residential Area Program.

Richard Gamble, Planner IV, reviewed the status of Protected Residential Area Programs for various neighborhoods of the City and responded to questions raised by members of the Commission. After discussion, the Commission voted unanimously to schedule a public hearing on Tuesday evening, July 27, to receive comments from the public regarding the Protected Residential Area Program for the Inner Richmond District.

6. Review of Proposed Cable Car System Service Reduction.

Following a report by Alan Lubliner, City Planning Coordinator, on a recently proposed Charter amendment which would remove the present freeze on the number of daily cable car trips and allow the Public Utilities Commission to set schedules, the Commission voted unanimously to express its opposition to the proposal and to recommend that service on the Powell Street lines be increased during the summer months.

7. Urban Design Slide Show #1.

Richard Hedman, Planner V - Urban Design, presented the slide show.

Adjourned in respect to the memory of Charles L. Turner, Administrative Aide to Assemblyman Willie Brown, at 5:50 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JULY 22, 1976
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of June 17, 1976, APPROVED with CORRECTIONS
Vote : 6-0.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission of the Special Meeting scheduled for next Tuesday evening, July 27, at 7:30 p.m. in the Parish Hall of the Zion Luthern Church, 495 - 9th Avenue at Anza Street, at which time a public hearing will be held on the Protected Residential Area Program for the Inner Richmond District.

The Director noted that a field trip will be scheduled at 1:00 p.m. next Thursday, July 29, to visit properties which will be considered by the Commission during September.

The Director reported that the Northern Waterfront Planning Advisory Committee was scheduled to hold its next meeting on Friday morning, July 23, at 9:00 a.m.

The Director requested that a meeting of the Implementation Committee (Commissioners Starbuck, Bierman, Dearman) be scheduled at 12:00 noon next Tuesday, July 27, to discuss discretionary review procedures.

The Director reported that the proposed Tree Ordinance had been approved by the Planning, Housing & Development Committee of the Board of Supervisors last Tuesday for a one year period.

Commissioner Rosenblatt stated that he had attended a meeting of the Legislative & Personnel Committee of the Board of Supervisors on Tuesday at which time a proposed Charter Amendment was discussed which would specify that more money from the Open Space & Park Renovation Fund should be used for renovation. At the conclusion of the hearing the proposal was tabled.

The Director advised the Commission that the Mayor's Office is holding the Department's request for a supplemental appropriation in the amount of \$20,000 for mailing of notices to owners of property which will be affected by zoning changes resulting from the Residential Zoning Study until such time as the Board of Supervisors takes final action on the proposed amendment to the City Planning Code which if approved, would delete the requirement for mailed notice.

The Director reported that he had met with representatives of the Mission Planning Council during the week and had toured their neighborhood with them. He also indicated that he had joined the Mayor and other department heads in a meeting with an ad hoc committee of the Residential Builders Association on Monday evening.

2. Status Report on Implementation of Peninsula Transit Policy.

Alan Lubliner, City Planning Co-ordinator, and Dave Fulton, Planner II, presented an oral status report on this matter and responded to questions raised by members of the Commission. Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7527 opposing any fare increase for the Southern Pacific's Peninsula commuter service which is not tied to specific and commensurate improvements in passenger service.

2:30 P.M.

3. EE75.198 - Public Hearing on Draft Environmental Impact Report for San Francisco Executive Park, Candlestick Cove: Office Park with Hotel and Accessory Commercial Uses.
Taken UNDER ADVISEMENT until Special Meeting on Thursday, August 12, 1976, at 7:30 p.m. in Room 282, City Hall. Vote: 6-0.
4. ZM76.3 - South Bayshore Area, Northwest Side of Harney Way, Adjacent to and East of Highway 101. Proposed Change of the Use (Zoning) Classification of the Property Described Above from M-1 (Light Industrial) and R-1 (One-Family Residential) to C-2 (Community Business) and, for a Portion of Said Property, from 40-X to 230-G Height and Bulk District.
Taken UNDER ADVISEMENT until Special Meeting on Thursday, August 12, 1976, at 7:30 p.m. in Room 282, City Hall. Vote: 6-0.
5. Consideration of Location and Development Guidelines for Fast Food Facilities, Convenience Stores, and Similar Quick-Stop Establishments.
(Under Advisement from Meeting of July 1, 1976.)
Postponed until meeting of August 12, 1976.
6. Consideration of Proposed Transit Preferential Plan for Mission Street in the Downtown Area.
(Under Advisement from Special Meeting of July 15, 1976.)
Continued UNDER ADVISEMENT until meeting of August 5, 1976. Vote: 6-0.

Adjourned 4:40 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION

SUMMARY OF THE SPECIAL MEETING
JULY 27, 1976
TUESDAY
ZION LUTHERAN CHURCH
9TH AVENUE AT ANZA
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt, Starbuck.

1. Public Hearing on Protected Residential Area Program in the Inner Richmond District.

Following the public hearing, the Commission took this matter under advisement for further analysis before formulating an advisory recommendation to be forwarded to the Mayor and the Board of Supervisors.

Adjourned: 11:30 p.m.

THURSDAY
JULY 29, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during September.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meetings of May 20, June 24 and July 1, 1976, APPROVED with CORRECTIONS Vote: 7-0.

3. Current Matters

Rai Y. Okamoto, Director of Planning, advised members of the Commission that the Northern Waterfront Planning Advisory Committee would hold its next meeting on Friday, July 30, at 9:00 a.m.

The Director indicated that the staff is preparing a draft resolution for consideration by the Commission concerning the Protected Residential Area Program in the Inner Richmond District.

The Director noted that an article had appeared in that morning's edition of the Chronicle criticizing the City for delaying construction of new department stores on the sites of the City of Paris and Fitz-hugh buildings; and he distributed copies of a letter which he had addressed to the General Manager of the Downtown Association explaining the current status of those projects in the Department of City Planning.

The Director called attention to the fact that the Commission had received a letter from Michael Pietro requesting that the Zoning Administrator be directed to give priority to the issuance of a variance decision for a project on the northeast corner of Sacramento and Laurel Streets. After discussion, the Commission voted unanimously to request that the Zoning Administrator give priority to the decision because the project had been modified to satisfy concerns of the Commission during the course of a discretionary review.

Commissioner Starbuck reported on the results of the Implementation Committee meeting which had been held on Tuesday concerning discretionary review procedures.

Commissioner Bierman, noting that people had testified during the public hearing on Tuesday evening that the barriers which have been installed in the Inner Richmond District have caused accidents, requested that the Mayor's Office be provided with information concerning the nature of those accidents so that immediate steps can be taken to prevent future accidents.

Acting on the recommendation of Commissioner Bierman, the Commission voted unanimously to request that telegrams be sent to Sacramento to 1) oppose a Senate Bill which would require prior approval of an owner before a property can be considered as a State Historical Landmark or for the National Register of Historic Places and 2) to endorse a Senate Bill which would allow local governments to issue revenue bonds for low-interest loans for rehabilitation of historic properties.

The Director advised the Commission that the Board of Permit Appeals had cancelled its Wednesday night meeting.

The Director reported that he had received a copy of the Bay View-Hunters Point Improvement Plan which had been prepared for the community by consultants with input from the staff of the Department of City Planning; and he remarked that the Commission should participate in the implementation of the plan.

Commissioner Rosenblatt reported that he had met with the Director and other members of the staff to explore means of expediting some of the procedures followed by the Department. He stated that a number of preliminary suggestions had been made; and he indicated that he will bring the proposals to the Budget and Personnel Committee for discussion after they have been somewhat refined.

The Commission voted unanimously to send a letter of congratulations to Mrs. Morse Erskine on the occasion of her 80th birthday.

4. Consideration of Resolution authorizing the Director of Planning to amend the contract with Williams-Kuebelbeck and Associates, Inc., by adding \$5,000 for economic analysis of Waterfront Planning Proposals. APPROVED Resolution No. 7528 Vote: 7-0.

2:30 P.M.

5. EE75.368 - Public Hearing on Draft Environmental Impact Report for the North Point Park Marina, Piers 37, 39 and 41, San Francisco Waterfront Development of 133,000 square feet of New Restaurants; 67,000 square feet of Commercial Space; a 250-berth Boat Marina; 40 Sport-fishing berths; a Park, a 1000 Car Parking Garage; and Accessory Offices.
TAKEN UNDER ADVISEMENT until Special Meeting on August 19, 1976, at 7:30 p.m. Vote: 6-0.

6. Public Hearing on Consideration of Draft Resolution for a Proposed Amendment to the Northern Waterfront Plan of the City and County of San Francisco.
POSTPONED until Special Meeting on August 19, 1976, at 7:30 p.m.
Vote: 6-0.

7. ZM76.13 - North Point Park Marina, Piers 37, 39 and 41.
Request to change the zoning classification from a P (Public Use) District to a C-2 (Community Business) District and to change the OS Height and Bulk District to a 40-X Height and Bulk District.
POSTPONED until Special Meeting on August 19, 1976, at 7:30 p.m. Vote: 6-0.

8. CU76.8 - North Point Park Marina, Piers 37, 39 and 41.
Request for authorization to permit non-maritime commercial uses in the Northern Waterfront Special Use District No. 1.
POSTPONED until Special Meeting on August 19, 1976, at 7:30 p.m. Vote: 6-0.

9. DR76.20 - Consideration of Request for Discretionary Review of Building Permit Application Nos. 45813, 458118 and 458120 for the Construction of 3 Single-Family Houses on Elsie Street at Esmeralda Avenue in Bernal Heights.
Request GRANTED Vote: 7-0.

10. DR76.20 - Discretionary Review of Building Permit Applications described above.
APPROVED with CONDITIONS Resolution No. 7529 Vote: 7-0.

4:00 P.M.

11. Consideration of Staff Response to Mt. Sutro Communities Plan.
(Copies of the staff response are available for Review at the offices of the Department of City Planning.)
TAKEN UNDER ADVISEMENT to date to be determined by Director Vote: 6-0.

Adjourned: 8:20 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
AUGUST 5, 1976
ROOM 282, CITY HALL
2:15 P.M.

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SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meetings of July 8, July 15 (Regular Meeting) and July 15 (Special Meeting), 1976, APPROVED as SUBMITTED Vote: 5-0.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission of the staff meeting scheduled for next Wednesday evening, July 11, at 7:30 p.m. at the Herbert Hoover Junior High School where residents of the Southwest portion of the City will be invited to comment on the new residential zoning pattern recommended for that area of the City.

The Director noted that the Commission has scheduled evening meetings on August 12 and 19, both to be held at 7:30 p.m. in Room 282, City Hall.

The Director reported on actions taken by the Board of Permit Appeals on planning matters during its meeting on the previous evening.

The Director informed the Commission that the Board of Supervisors, meeting on Monday, had referred the proposed Tree Ordinance back to the committee.

The Director announced that the Northern Waterfront Planning Advisory Committee would hold its next meeting on August 6 at 9:00 a.m.

The Director reported that the Mayors Select Committee on the Yerba Buena Center has not yet finalized its recommendations.

George A. Williams, Assistant Director - Plans & Programs, reported on the current status of the proposed Rehabilitation Assistance Program (RAP) in the Upper Ashbury District, indicating that an Environmental Impact Statement on the program will be published shortly. Commissioner Rosenblatt requested that the Commission be provided with background memoranda concerning the RAP program proposed for the Inner Richmond District.

The Director stated that he is preparing a memorandum which will contain recommendations for consideration by the Commission relating to the Protected Residential Areas program in general and the Inner Richmond program in particular.

The Director informed the Commission that he intends to convene an ad hoc committee of small builders and developers to review details of the Residential Zoning Study proposals.

2:30 P.M.

2. ZM76.14 - Block bounded by Townsend, Third, King and Fourth Streets. M-2 to a C-M District.
(For Development of a Recreation Vehicle Park.)
APPROVED Resolution No. 7530 Vote: 5-1.
3. ZM76.15 - Property surrounded by Sickles and Cayuga Avenues and Alemany Boulevard. C-1 to a C-2 District (For Drive-In Photo Shop.)
APPROVED Resolution No. 7531 Vote: 6-0.
4. CU76.22 - 1650 Webster Street, East line, 114.5 feet North of Post Street. Request for authorization to modify a previous authorization for a 41 space parking lot to delete the requirement for interior landscaping and to allow the use to continue indefinitely.
APPROVED in PART with CONDITIONS Resolution No. 7532 Vote: 6-0.
5. EE76.238 - Public Hearing on Appeal of a Negative Declaration (Environmental Review) issued by the Department of City Planning for construction of a Two-Story Restaurant and Lounge at 1201 19th Avenue, Southwest corner of Lincoln Way.
Environmental Impact Report NOT REQUIRED Resolution No. 7533
Vote: 6-0.
6. CU76.23 - 1201 - 19th Avenue, Southwest Corner of Lincoln Way. Request for authorization to change a Non-Conforming Use Gasoline Service Station on a 14,000 square foot lot to a Restaurant with 35 Off Street Parking Spaces and Landscaping; in an R-3 (Proposed RH-2) District.
APPROVED with CONDITIONS Resolution No. 7534 Vote: 5-1.
7. CU76.26 - 900 Polk Street, Northeast Corner of O'Farrell Street. Request for authorization to convert a 1½ Story Brick Building to use as a mini-warehouse for household goods; in a C-2 District.
APPROVED with CONDITIONS Resolution No. 7535 Vote: 6-0.

8. CU76.27 - 755 Font Boulevard, Southwest line, 400 feet Southeast of Lake Merced Boulevard.
Request for authorization for a Montessori School for 35 children, aged two to six years, in a portion of an existing residential building; in an R-3 (Proposed PR) District.
APPROVED with CONDITION Resolution No. 7536 Vote: 5-0.

4:00 P.M.
9. DR76.17 - Discretionary Review of Building Permit Application No. 457824 for a Doggie Diner at the Northeast Corner of 10th and Mission Streets.
(Under Advisement from meeting of July 8, 1976.)
APPROVED with CONDITIONS Resolution No. 7537 Vote: 6-0.

10. R76.11 - Revocable Encroachment Permit for private parking in Hunters Point Redevelopment Project, Sites A and B.
DOES NOT AFFECT THE MASTER PLAN Vote: 6-0.

11. DR76.19 - Consideration of Request for Discretionary Review of Building Permit Application No. 457954 for the enlargement of a restaurant use at 1838 Union Street.
POSTPONED INDEFINITELY Vote: 6-0.

12. Consideration of Proposed Transit Preferential Plan for Mission Street in the Downtown Area.
(Under Advisement from meeting of July 22, 1976.)
Alternative Proposal for Transit Preferential Treatment of Mission Street ENDORSED Resolution No. 7538 Vote: 6-0.

Adjourned: 6:50 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
THURSDAY
AUGUST 12, 1976
ROOM 282, CITY HALL
7:30 P.M.

DOCUMENTS

AUG 22 1976

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. EE75.198 - Consideration of Draft Environmental Impact Report for the San Francisco Executive Park, Candlestick Cove: office park with hotel and accessory commercial uses.
(Under Advisement from Meeting of July 22, 1976.)
CERTIFIED as COMPLETE Resolution No. 7542 Vote: 6-0.
2. Public Hearing and Consideration of Draft Resolution on Proposed Amendments to the Master Plan of the City and County of San Francisco if the San Francisco Executive Park is to be Approved.
ADOPTED Resolution No. 7543 Vote: 5-1.
3. ZM76.3 - South Bayshore Area, Northwest Side of Harney Way, Adjacent to and East of Highway 101.
Proposed Change of the Use (Zoning) Classification of the Property Described Above from M-1 (Light Industrial) and R-1 (One-Family Residential) to C-2 (Community Business) and, for a Portion of Said Property, from 40-X to 230-G Height and Bulk District.
(Under Advisement from Meeting of July 22, 1976.)
APPROVED in PART for reclassification of R-1 and M-1 to C-2; Remaining of application, pertaining to height and bulk, taken Under Advisement until meeting of August 26, 1976.
Vote: 6-0.

Adjourned: 12:05 a.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
AUGUST 12, 1976
100 LARKIN STREET
1:00 P.M.

DOCUMENTS

AUG 21 1976

SECRETARY

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M.

1. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to property at Candlestick Cove which is to be the site of a project which was considered by the Commission at a special meeting held later in the day.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meetings of July 22 & 27, 1976, APPROVED as SUBMITTED. Vote: 7-0.

3. Current Matters

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), reported that the City Attorney had formally ruled that a building permit application for a 44-unit apartment building at 1059 Union Street must be processed in accordance with the R-M-1 zoning standards applicable to the site since May 20, 1976, instead of the R-4 zoning standards which were applicable prior to that date. The R-N-1 district will allow a maximum of twelve dwelling units on the site.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7539 to declare its intention to hold a public hearing to consider City Planning Code text amendments and reclassification proposals to establish a special sign district for the Upper Market area from the Central Skyway Overpass to Diamond Street. The public hearing will be held on Tuesday, September 14, at 7:30 p.m. At the same time, the Commission will hold public hearings on proposals submitted by Supervisor Feinstein. One proposal would declare substantial completion of the Market Street improvement project, thus requiring immediate removal of all billboards on Market Street between the Ferry Building and the Central Skyway Overpass as specified in the Market Street Special Sign District. The second proposal would amend the City Planning Code to prohibit approval of billboards anywhere in San Francisco and to require removal of all such signs within ten years.

AUGUST 12, 1976

Rai Y. Okamoto, Director of Planning, noted that the staff had held a public meeting on the previous evening to receive comments from residents of the southwest section of the City regarding proposals for that area arising from the Residential Zoning Study.

The Director reported that the staff had met with representatives of the San Francisco Council of District Merchants earlier in the week to discuss the Residential Zoning Study and the Commerce and Industry Study.

The Director reported on actions taken by the Board of Permit Appeals, on the previous evening.

The Director advised the Commission that the Planning, Housing and Development Committee of the Board of Supervisors, meeting next Tuesday, August 17 at 2:00 p.m., is scheduled to consider several items of interest to the Commission and the Department of City Planning.

The Director reminded the Commission that two meetings are scheduled next Thursday, August 19, one at 2:15 p.m. and the other at 7:30 p.m.

The Director remarked that the Mayor's Select Committee on Yerba Buena Center had reached a consensus on a proposal for development of the south of Market area but with two possible variations. The staff of the Department of City Planning will continue to work with the Committee as it prepares its final recommendation to the Mayor. President Lau, a member of the Committee, stated that he had been very impressed with the work that the staff had done thus far.

Acting on the recommendation of Commissioner Starbuck, the Commission voted unanimously to adopt Resolution No. 7540 commending William J. Whalen, former Superintendent of the Golden Gate National Recreation Area, for his outstanding contributions to the citizens of San Francisco and the Bay Area.

Commissioner Starbuck, noting that the Commission had previously endorsed the proposed Charter Amendment to replace the Rule of One with a Rule of Three without receiving substantial input from the staff of the Department of City Planning, invited members of the staff to submit their written comments on the matter to the Commission.

2:30 P.M.

4. EE75.60 - Public Hearing on Draft Environmental Impact Report for an 18-story office building at 505 Sansome Street, northwest corner of Clay and Sansome Streets.
Proposed building to be 249 feet tall with a gross area of 191,957 square feet and retail uses at basement, ground and second-floor levels.
Taken Under Advisement until date to be set by Zoning Administrator. Vote: 7-0.
5. Consideration of Location and Development Guidelines for Fast Food Facilities, Convenience Stores, and Similar Quick-Stop Establishments.
(Under Advisement from meeting of July 1, 1976.)
ENDORSED Resolution No. 7542 Vote: 7-0.
6. Progress Report on Northwestern Waterfront Planning Advisory Committee and Transportation System for the Embarcadero Area.

Charles Gill, City Planning Co-ordinator, reported on land use actions taken to date by the Committee. Alan Lubliner, City Planning Co-ordinator, reported on transportation issues in the area and actions taken thus far.

Adjourned: 4:50 p.m.

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— SAN FRANCISCO
— CITY PLANNING COMMISSION
— SUMMARY OF THE SPECIAL MEETING
THURSDAY
AUGUST 19, 1976
ROOM 282, CITY HALL
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. EE75.368 - Consideration of the Draft Environmental Impact Report for the North Point Park/Marina, Piers 37, 39 and 41, San Francisco Waterfront Development of 133,000 square feet of New Restaurants; 67,000 square feet of Commercial Space; a 250-berth Boat Marina; 40 Sport-fishing berths; a Park, a 1000 Car Parking Garage; and Accessory Offices.
(Under Advisement from Meeting of July 29, 1976.)
CONTINUED Under Advisement until Meeting of August 26, 1976, at 5:00 p.m. Vote: 6-0
2. Public Hearing on Proposed Amendments to the Northern Waterfront Plan of the City and County of San Francisco.
(Postponed from Meeting of July 29, 1976.)
Taken Under Advisement until Meeting of August 26, 1976, at 5:00 p.m.
3. ZM76.13 - North Point Park/Marina, Piers 37, 39 and 41.
Request to change the zoning classification from a P (Public Use) District to a C-2 (Community Business) District and to change the OS Height and Bulk District to a 40-X Height and Bulk District.
(Postponed from Meeting of July 29, 1976.)
Taken Under Advisement until Meeting of August 26, 1976, at 5:00 p.m. Vote: 7-0
4. CU76.8 - North Point Park/Marina, Piers 37, 39 and 41.
Request for authorization to permit non-maritime commercial uses in the Northern Waterfront Special Use District No. 1.
(Postponed from Meeting of July 29, 1976.)
Taken Under Advisement until Meeting of August 26, 1976, at 5:00 p.m. Vote: 7-0

Adjourned: 9:30 P.M.

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—SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
AUGUST 19, 1976
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of July 29, 1976, APPROVED with CORRECTION
Vote: 7-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported on actions taken by the Board of Permit Appeals on the previous evening, indicating that of three cases on appeal from actions of the Zoning Administrator, one was overruled, one was sustained and one was withdrawn. Commissioner Rosenblatt indicated that a member of the Board of Permit Appeals had suggested that the City Planning Commission might wish to schedule a joint meeting with the Board of Permit Appeals to discuss general issues of mutual concern. After discussion, the Commission requested that members of the Board of Permit Appeals be invited to attend the Commission's meeting on September 2, if they so desire.

In response to a question raised by the Director, the Commission indicated that it would like to schedule a preliminary hearing on the Environmental Impact Statement for the Upper Ashbury Rehabilitation Assistance Program. The staff will set a date for this hearing.

The Director advised the Commission that a member of the staff will attend two workshop sessions scheduled for next week to discuss the future of the Goodman Building.

The Director reported that a field trip will be scheduled at 11:00 a.m. next Thursday to visit properties which will be considered by the Commission in September. The Regular Meeting next Thursday will commence at 1:15 p.m.

The Director indicated that the scheduled meeting of the Planning, Housing and Development Committee of the Board of Supervisors last Tuesday was cancelled. No new date has been set for consideration of the calendered items.

The Director stated that he had met with representatives of the Golden Gate National Recreation Association who wish to make a presentation before the Commission in November.

The Director announced that he had asked William Ward of the staff of the Department of City Planning to serve as a special assistant in his office.

Nancy Gin, Planner I, presented a resolution which had been adopted by the Municipal Planners Association approving the proposed Charter amendment which would replace the Rule of One with a Rule of Three and requesting the Commission to rescind its previous endorsement of the proposal. The Commission indicated that it will discuss this matter in the next two weeks.

2. ZT76.5 - Consideration of Resolution of Intention to hold public hearing ZM76.7 on the establishment of an Upper Market Special Sign District as requested by the Mayor's Advisory Committee on Upper Market Street. Requires a change in the text of the City Planning Code and a reclassification to establish a new sign district along Market Street from the Central Skyway Overpass to the vicinity of Castro Street.
Resolution No. 7539, adopted on August 12, 1976, was reaffirmed.
Vote: 7-0

The staff indicated that the public hearing on this matter, as well as public hearings on two additional billboard matters initiated by the Board of Supervisors, will have to be rescheduled on September 23 rather than on September 12 as reported last week. The meeting will be held at 7:30 p.m.

3. Status Report on the Findings of the Planning, Operations and Marketing Muni Study, Report #1.
Alan Lubliner, City Planning Co-ordinator, and Jonathan Twichell, Transit Planner III, reported on the current status of the Municipal Railway's capital improvements study.
4. Presentation of Urban Design Slide Show #2.
Richard Hedman, Planner V-Urban Design, presented a cartoon slide show which he had prepared on the subject of urban design.

Adjourned: 4:35 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY

AUGUST 26, 1976
100 LARKIN STREET
11:00 A.M.

8/26/76

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CITY LIBRARY

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon/Miller, Rosenblatt, Startuck.

11:00 A.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 11:00 a.m. to take a field trip to properties which are to be considered in September.

1:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Approval of the minutes of the Regular Meeting of August 12, 1976, POSTPONED until meeting of September 2, 1976.

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Board of Permit Appeals had cancelled its meeting on the previous evening.

The Director informed the Commission that the staff of the Department of City Planning and other City Agencies will participate in an exercise for earthquake preparedness on September 30.

The Director reported that the Finance Committee of the Board of Supervisors had released a requisition for a Staff Assistant IV to head the Commerce & Industry Study. The position will be assumed by George Swanson.

The Director announced that the Board of Supervisors had adopted a resolution requesting the Director of City Planning to prepare a report on alternatives and recommendations relating to regional financing for public transit.

The Director stated that he had been offered an opportunity to respond to a KGO editorial which was critical of the Inner Richmond Protected Residential Area Program. He indicated that the poll of residents of the area being conducted by the Department of Public Works has thus far reflected overwhelming opposition to the project.

The Director requested that a meeting of the Budget & Personnel Committee of the Commission (Commissioners Rosenblatt, Dearman, Lau) be scheduled at 1:30 p.m. next Wednesday, September 1, to discuss personnel matters.

The Director reported that the first public hearing on the Upper Ashbury Environmental Impact Statement will be held on Tuesday evening, September 21 at 7:30 p.m. at the Grattan School, 165 Grattan Street. A subsequent hearing has been scheduled for October 14.

Commissioner Starbuck requested that a meeting of the Implementation Committee of the Commission (Commissioners Starbuck, Bierman, Dearman) be scheduled on September 16 to discuss proposed amendments to the City Planning Code related to billboard control.

The Director reported that a final draft of a Neighborhood Facilities Report has been prepared and is being reviewed.

After discussion, the Commission voted unanimously to endorse the proposed amendment to Section 8.300 of the Charter on the November ballot which would exempt department heads and certain other positions from the Civil Service provisions of the Charter.

1:30 P.M.

4. Consideration of Staff Response to Mt. Sutro Communities Institutional Plan.
(Under Advisement from Meeting of July 29, 1976.)
ACCEPTED Resolution No. 7545 Vote: 7-0.

2:00 P.M.

5. ZM76.3 - South Bayshore Area, Northwest Side of Harney Way, Adjacent to and East of Highway 101 - Proposed Change of a Portion of Said Property from 40-X to 230-G Height and Bulk District.
(Under Advisement from Meeting of August 12, 1976.)
APPROVED in PART Resolution No. 7546 Vote: 7-0.

6. Consideration of Policy Statement on Discretionary Review of Proposed Development of Above Site.
ADOPTED Resolution No. 7547 Vote: 7-0.

3:00 P.M.

7. DR76.19 - Consideration of Request for Discretionary Review of Building Permit Application No. 457954 for the enlargement of a restaurant use at 1838 Union Street.
(Postponed from Meeting of August 5, 1976.)
POSTPONED INDEFINITELY Vote: 7-0.

8. R75.19 - Sale of Property Bounded by Shafter and Thomas Avenues between Griffith and Fitch Streets, Lot 1 in Assessor's Block 4794.
(Herbst Estate Property.)
CONTINUED until Meeting of November 4, 1976 Vote: 7-0.

9. R75.161 - Acquisition of Property at 1064 York Street for Bryant Elementary School.
IN CONFORMITY with MASTER PLAN subject to CONDITIONS
Vote: 6-0.

10. R76.15 - Lease of Property at Harney Way and Bayshore Freeway in Brisbane, San Mateo County.
NOT IN CONFORMITY WITH MASTER PLAN Vote: 6-0.
11. R76.17 - Revocable Encroachment Permit for Sidewalk Tables and Chairs at The Pub, One Masonic Avenue at Geary Boulevard.
IN CONFORMITY WITH MASTER PLAN Vote: 6-0.
12. DR76.22 - Consideration of Request for Discretionary Review of Building Permit Application No. 461825 for alterations to an existing building to accommodate Bell Savings and Loan Association at 5505 Geary Boulevard, corner of 19th Avenue.
Request GRANTED Discretionary Review to be held September 2, 1976 at 3:30 p.m. Vote: 7-0.
13. DR76.25 - Consideration of Request for Discretionary Review of a Building Permit Application to be Filed for a Sumitomo Bank in the Nihonmachi Project at Post and Buchanan Streets.
Request GRANTED Discretionary Review to be held September 2, 1976 at 3:30 p.m. Vote: 6-0.
14. DR75.23 - Consideration of Request for Discretionary Review of Building Permit Application Nos. 460004 and 460007 for the Conversion of a 4-unit Residential Building to Office and Retail Uses at 3961-63 - 24th Street.
Request GRANTED Discretionary Review to be held September 2, 1976 at 3:30 p.m. Vote: 7-0.
15. DR76.24 - Consideration of Request for Discretionary Review of Building Permit Application to be filed for the construction of a one-story retail Home Decorating Center with ground-level and rooftop parking for 81 autos at 49 Masonic Avenue.
Request GRANTED Discretionary Review to be held September 2, 1976 at 3:30 p.m. Vote: 7-0.

5:00 P.M.

16. EE75.368 - Consideration of the Draft Environmental Impact Report for the North Point Park/Marina, Piers 37, 39 and 41, San Francisco Waterfront Development of 133,000 square feet of New Restaurants; 67,000 square feet of Commercial Space; a 250-berth Boat Marina; 40 Sport-fishing berths; a Park, a 1000 Car Parking Garage; and Accessory Offices.
(Under Advisement from Meeting of August 19, 1976.)
CERTIFIED as COMPLETE Resolution No. 7548 Vote: 7-0.
17. Public Hearing on Proposed Amendments to the Northern Waterfront Plan of the City and County of San Francisco.
(Under Advisement from Meeting of August 19, 1976.)
ADOPTED Resolution No. 7549 Vote: 7-0.

18. ZM76.13 - North Point Park/Marina, Piers 37, 39 and 41.
Request to change the zoning classification from a P (Public Use) District to a C-2 (Community Business) District and to change the OS Height and Bulk District to a 40-X Height and Bulk District.
(Under Advisement from Meeting of August 19, 1976.)
APPROVED Resolution No. 7550 Vote: 7-0.

19. CU76.8 - North Point Park/Marina, Piers 37, 39 and 41.
Request for authorization to permit non-maritime commercial uses in the Northern Waterfront Special Use District No. 1.
(Under Advisement from Meeting of August 19, 1976.)
APPROVED with CONDITIONS Resolution No. 7551 Vote: 5-2.

Adjourned: 6:20 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
SEPTEMBER 2, 1976
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of August 12, 1976, APPROVED as SUBMITTED.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Bureau of Permit Appeals, meeting on the previous evening, had not acted on any city planning matters because of insufficient attendance by members of the Board.

The Director stated that members of the staff of the Department of City Planning had attended a luncheon session at the San Francisco Planning & Urban Renewal Association (SPUR) on Tuesday to discuss the Residential Zoning Study.

The Director announced that the next meeting of the Northern Waterfront Planning Advisory Committee would be held on Friday morning, September 3, at 9:00 a.m.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7552 recommending the modification and in some cases the removal of completed portions of the Inner Richmond Protected Residential Area (PRA) barrier project.

2. R76.18 - Vacation of 17th Street between 3rd and Illinois Streets for relocation of Rhodes - Jamieson plant from Southeast Water Pollution Control Plant site.
IN CONFORMITY with MASTER PLAN subject to CONDITIONS Vote: 5-0.

2:30 P.M.

3. CU76.21 - 799 Phelps Street, Northeast Corner of Innes Avenue. Request for Authorization for an Automobile Wrecking Operation with Accessory Commercial Offices; in an N-1 District. (EE75.27) (Continued from Meeting of July 1, 1976.)
CONTINUED until Meeting of October 7, 1976 Vote: 5-0.

4. ZM76.16 - 2352-54 Post Street, North line, between Divisadero and Broderick Streets. Request to Change Zoning Use District from an R-3 (Low-Medium Density Multiple Family Residential) to a C-2 (Community Business) District to Allow Conversion of Ground Floor Area to a Medical Office. (EE76.275)
APPROVED Resolution No. 7553 Vote: 5-0.

SEPTEMBER 2, 1976

5. CU76.29 - 1733 Scott Street, West line, between Sutter and Bush Streets. Request for Authorization to Convert a House in an R-4 (High Density Multiple Residential) District to a Medical Office Building. (EE76.282)
APPROVED with CONDITIONS Resolution No. 7554 Vote: 5-0.

6. CU76.28 - 897 California Street at the Southeast Corner of Powell Street. Request for Authorization to Continue a Parking Lot and To Erect a Sign. (EE76.271)
CONTINUED until Meeting of October 7, 1976 Vote: 5-0.

3:30 P.M.

7. DR76.22 - Discretionary Review of Building Permit Application No. 461825 for Alterations to an Existing Building to Accommodate Bell Savings and Loan Association at 5505 Geary Boulevard, Corner of 19th Avenue.
CONTINUED until Meeting of September 16, 1976 Vote: 5-0.

8. DR76.25 - Discretionary Review of Preliminary Plans for a Sumitomo Bank in the Nihonmachi Project at Post and Buchanan Streets.
APPROVED with CONDITION Resolution No. 7555 Vote: 5-0.

9. DR76.23 - Discretionary Review of Building Permit Applications Nos. 460004 and 460007 for the Conversion of a 4-unit Residential Building at 3961-63 - 24th Street to Office and Retail Uses.
APPROVED with CONDITIONS Resolution No. 7556 Vote: 5-0.

10. DR76.24 - Discretionary Review of Preliminary Plans for the Construction of a One-Story Retail Home Decorating Center with Ground-Level and Rooftop Parking for 81 Autos at 49 Masonic Avenue.

The Commission voted 5-0 to adopt Resolution No. 7557 to return the property to its previous C-2 zoning. The Commission then voted 5-0 to adopt Resolution No. 7558 and to approve the Building Permit Applications subject to Conditions.

11. DR76.16 - Discretionary Review of Preliminary Plans for a Proposed Two-Family Dwelling on a Lot with an Area of More Than 6000 Square Feet in a Proposed RH-1 (House, Single-Family) District at 19-21 Miguel Street Between Beacon and Fairmount Streets. (EE76.242)
APPROVED with CONDITIONS Resolution No. 7559 Vote: 5-0.

4:30 P.M.

12. MP76.1 - Public Hearing on the Institutional Master Plan for Golden Gate University, 536-552 Mission Street, Lots 13, 13A, 1-B and 14 in Assessor's Block 3708.

Proposed plan was heard and considered pursuant to the established procedure.

Adjourned: 6:45 p.m.

6
SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
SEPTEMBER 16, 1976
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meetings held on August 5 and 19, 1976,
APPROVED as SUBMITTED. Vote: 5-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, announced that a public hearing on the Department of City Planning's work program & budget for fiscal year 1977-78 will be scheduled on September 30.

The Director reminded the Commission of two evening meetings scheduled for next week, as follows: 1) Tuesday, September 21, 7:30 P.M. in the auditorium of the Grattan School, 165 Grattan Street -- Public Hearing on the Draft Environmental Impact Report & Statement for the Proposed Rehabilitation Assistance Program (RAP) for the Upper Ashbury District and 2) Thursday, September 23, 7:30 P.M., Room 282, City Hall -- Public Hearing on Three Proposed Ordinances Relating to Signs. The Commission's Regular Meeting on Thursday afternoon, September 23, will be cancelled.

The Director advised the Commission that the San Francisco Executive Park Project will be before the Health & Environment Committee of the Board of Supervisors for consideration on September 28. Subsequently, the project will be reviewed by the Planning, Housing & Development Committee of the Board on October 4 at 1:00 P.M. and will be heard by the full Board on that same day.

The Director distributed copies of the Department of City Planning's Annual Report for the fiscal year 1975-76.

Robert Passmore, Planner V (Zoning), reported that the Pets Unlimited facility on the southwest corner of Washington and Fillmore Streets is again in violation of conditions previously established by the Commission. After discussion, the Commission voted 4-1 to schedule a public hearing on October 14 to determine if the conditional use authorization for the facility should be revoked.

The Director reported that the Open Space/Park Renovation Citizens Advisory Committee has scheduled meetings on September 23 and October 7, 19, and 26. All of the meetings will be held at 7:30 p.m. in Room 2B, City Hall.

The Director advised the Commission that the Army Corps of Engineers has required that an Environmental Impact Report be prepared for the breakwater proposed in the North Point Park/Marina project.

The Director called attention to recommendations which had been made concerning the Department of City Planning by the 1975-76 Civil Grand Jury.

The Director reported that some members of the staff of the Department of City Planning will hold a retreat on the first or second weekend of October to discuss the work program and organization of the Department.

Commissioner Starbuck remarked that a building permit application had accidentally been approved by the Department of City Planning for property on Tank Hill which was scheduled for acquisition for open space purposes.

Commissioner Starbuck reported that the Implementation Committee of the Commission had completed its review of proposals which have been submitted since May 20 for use of transferable open space concepts of the recently initiated residential zoning changes. He indicated that there appeared to be no problems with the proposals. He stated that the Committee had also familiarized itself with the three proposed sign ordinances which will be considered by the full Commission next Thursday evening.

Commissioner Starbuck announced that the proposed Tree Ordinance will be before the Planning, Housing & Development Committee of the Board of Supervisors next Tuesday, September 21.

2. Presentation 1977 Housing Assistance Plan.

Moira So, City Planning Co-ordinator, and David Cincotta of the Mayor's Office of Community Development, presented the plan and responded to questions raised by members of the Commission.

2:30 P.M.

3. EE-EF76.300 - Public Hearing on Draft Environmental Impact Report and Statement for the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.
Taken UNDER ADVISEMENT until meeting of September 30, 1976.
Vote: 4-0.

4. Consideration of Request for Discretionary Review of Building Permit Application No. 459558 for the Proposed Construction of a 7-Unit Apartment Building at 326 - 12th Avenue.
POSTPONED INDEFINITELY Vote: 4-0.

3:00 P.M.

5. RS76.15 - Public Hearing on Tentative Map for a 5-Unit Condominium Conversion Subdivision at 3055 Pacific Avenue. Consistent with MASTER PLAN subject to conditions Resolution No. 7560. Vote: 4-0.
6. RS76.16 - Public Hearing on Tentative Map for a 6-Unit Condominium Conversion Subdivision at 3101 Clay Street. Consistent with MASTER PLAN subject to conditions Resolution No. 7561. Vote: 5-0.
7. DR76.22 - Discretionary Review of Building Permit Application No. 461825 for Alterations to an Existing Building to Accommodate Bell Savings and Loan Association at 5505 Geary Boulevard, Corner of 19th Avenue.
(Continued from Meeting of September 2, 1976)
APPROVED with CONDITION Resolution No. 7562. Vote: 3-1.

Adjourned: 3:20 P.M.

SAN FRANCISCO
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
SPECIAL MEETING
TUESDAY
SEPTEMBER 21, 1976
THE GRATAN SCHOOL AUDITORIUM
165 GRATAN STREET
7:30 P.M.

PRESENT: Gordon J. Lau, President; Toby Rosenblatt, Vice President; Susan J. Bierman, Ina F. Dearman and Charles Starbuck, members of the City Planning Commission.

ABSENT: James J. Finn and Thomas J. Mellon, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning, George A. Williams, Assistant Director - Plans and Programs; Richard Gamble, Planner IV; Alec Bash, City Planning Co-ordinator; Nathaniel Taylor, Planner; and Audrey Owen, Special Staff Assistant III.

Marshall Kilduff represented the San Francisco Chronicle; Larry Kramer represented the San Francisco Examiner; and Dan Borsuk represented the San Francisco Progress.

1. EE-EF75.241 - Public Hearing on the Draft Environmental Impact Report and Statement for the Proposed Rehabilitation Assistance Program (RAP) for the Upper Ashbury District.

Following a presentation of the Draft Environmental Impact Report and Statement by Nathaniel Taylor, Planner III, the Commission received and responded to comments made by individuals present in the audience, including: Mr. Ty Symroski, Robert Stahl, Anna Darden, David Brigode, M. Bertrand, Patricia O'Callahan, Vivian Azadian, Anna Guth, Myra Barbean, Michael Tuve, Irene Cause, Dr. Jim McGinley, Gloria Vollmayer, Carmen Arbona, and Cavin Welch.

At the conclusion of the hearing, the Commission indicated that further hearing of this matter will take place on Thursday, October 14, 1976, at 3:30 p.m. in Room 282, City Hall.

A court reporter was present and will prepare a transcript which will be available in the files of the Department of City Planning.

Respectfully submitted,

Audrey Owen
Acting Secretary

700-2000-13

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
THURSDAY
SEPTEMBER 23, 1976
ROOM 282, CITY HALL
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt, Staibuck.

1. ZT76.4 - Public Hearing on a proposed ordinance to clarify Section 609.10 of the City Planning Code relating to removal of general advertising signs in the Market Street Special Sign District from The Embarcadero to the Central Skyway overpass. Initiated by Board of Supervisors.
APPROVED Resolution No. 7563 Vote: 4-2
2. ZT76.5 and - Public hearing on proposed text amendments to Article 6 ZT76.17 of the City Planning Code and reclassification to establish the Upper Market Special Sign District in the area zoned C-2 in the vicinity of Market Street from the Central Skyway overpass to Diamond Street, including properties fronting on a number of streets close to Market Street, and to eliminate the existing Special District for Sign Illumination along Market Street from Valencia Street to Castro Street. Requested by Mayor's Advisory Committee on Upper Market Street and initiated by City Planning Commission.
CONTINUED until Meeting of September 30, 1976, at 4:00 p.m.
Vote: 6-0.
3. ZT76.6 - Public hearing on a proposed ordinance amending Articles 2 and 6 of the City Planning Code to prohibit general advertising signs (off-site signs and billboards) throughout the City and County of San Francisco, to require removal of all existing general advertising signs after an amortization period, and to make related modifications. Initiated by Board of Supervisors.
CONTINUED until Special Meeting on October 28, 1976, at 7:30 p.m.
Vote: 6-0.

Adjourned: 12:10 a.m.

76
- SAN FRANCISCO
- CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
SEPTEMBER 30, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during October.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the Special Meetings of August 19 and September 21, 1976, APPROVED as SUBMITTED Vote: 5-0.

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the public hearing on the question of terminating or modifying the conditional use authorization for Pets Unlimited at Fillmore and Washington Streets, originally scheduled for October 14, will have to be postponed until November 4 or a later date on the advice of the City Attorney's office.

The Director advised the Commission that the Department of City Planning had satisfied requests made by the Mayor and the Finance Committee of the Board of Supervisors for budget reductions for the current fiscal year.

After discussion, the Commission requested the Director to prepare a response to the Board of Supervisor's inquiry concerning John Sanger's endorsement of a ballot argument opposing the proposition concerning Yerba Buena Center.

The Director stated that the Board of Permit Appeals, meeting on September 22, had overruled the Zoning Administrator in his disapproval of a building permit application. However, the Board had placed conditions in granting the permit which will result in compliance with the City Planning Code.

The Director reported that he and other City officials had participated in an earthquake exercise earlier in the day.

SEPTEMBER 30, 1976

The Commission voted unanimously to adopt Resolution No. 7564 commanding Thomas J. Mellon, Chief Administrative Officer of the City & County of San Francisco and a member of the City Planning Commission, on his retirement.

In response to a question raised by Commissioner Finn, R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), stated that the Board of Permit Appeals has scheduled a rehearing of its approval of a building permit application for a Doggie Diner at 25th Avenue and Geary Boulevard for October 27.

4. Reconsideration of Resolution No. 7429 adopted on January 7, 1976, and reendorsed on April 22, 1976, authorizing the Director of Planning to enter into a contract with the Foundation for San Francisco's Architectural Heritage for the purpose of administering a Preservation Loan Program. Modified Resolution ADOPTED Resolution No. 7565 Vote: 5-0.
5. Reconsideration of Resolution No. 7552 adopted September 2, 1976, recommending modification or removal of traffic barriers in the Inner Richmond District.
CONTINUED until meeting of October 7, 1976, at 4:00 p.m.
6. Public Hearing on Work Program and Budget for Fiscal Year 1977-78. The Commission received and responded to comments made by members of the public.
7. Presentation of Transportation Strategy and Programs Report.

George A. Williams, Assistant Director - Plans & Programs, Alan Lubliner, City Planning Co-ordinator, Jonathan Twichell, Transit Planner III, and Edward Green, Planner I, presented the report and responded to questions raised by members of the Commission.

3:00 P.M.

8. LM76.3 - Consideration of a Proposal to Designate the Jessie Street Substation, 220 Jessie Street, as a Landmark.
APPROVED Resolution No. 7566 Vote: 5-0.
9. Presentation of Municipal Railway's Study and Plan for Retention of Trolley Wires on Market Street by a Staff Representative of the Bureau of Transportation of the Public Utilities Commission and consideration of Proposal for City Planning Commission endorsement of the Municipal Railway's Recommendations.

Following a presentation made by Tom Matoff of the Bureau of Transportation of the Public Utilities Commission, the Commission voted unanimously to adopt Resolution No. 7568 endorsing the retention of trolley wires on Market Street. Vote: 4-0.

4:00 P.M.

10. ZT76.5 and - Public Hearing on proposed text amendments to Article 6
ZT76.17 of the City Planning Code and reclassification to establish the Upper Market Special Sign District in the area zoned C-2 in the vicinity of Market Street from the Central Skyway overpass to Diamond Street, including properties fronting on a number of streets close to Market Street, and to eliminate the existing Special District for Sign Illumination along Market Street from Valencia Street to Castro Street. Requested by Mayor's Advisory Committee on Upper Market Street and initiated by City Planning Commission.
(Continued from meeting of September 23, 1976.)
APPROVED Resolution No. 7567 Vote: 5-0.

11. EE76.300 - Public Hearing on Draft Environmental Impact Report and Statement for the 1977 Community Development Program and Housing Assistance Plan for the Community Development and Block Grant.
(Under Advisement from meeting of September 16, 1976.)
CONTINUED until meeting of October 7, 1976. Vote: 5-0.

Adjourned: 5:40 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
OCTOBER 7, 1976
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Miller, Starbuck.

2:15 P.M.

1. Approval of Minutes

Minutes of the Special Meeting of August 12, 1976, APPROVED as
SUBMITTED Vote: 6-0.

2. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Board of Supervisors had enacted the zoning ordinances allowing development of the Executive Park office complex at Harney Way, the recreational vehicle park project on Townsend Street, and the drive-in photo shop on Alemany Boulevard, while the Simmons project is to be calendared by the Health and Environment and Planning, Housing and Development Committees for their next meetings.

The Director described the 2-hour meeting of himself and zoning and planning staff with members of the Residential Builders Association of San Francisco during the past week. Jim Jaquet, representing the Mayor's office, also attended. He said that it had been a useful session during which the procedures and work assignments of the Department were described, with special attention to the permit process. The purpose of the meeting was to inform the builders of the Department's activities in order to facilitate the permit process.

3. LM76.3 - Public Hearing on a Proposal to Designate the San Francisco Art Institute, 800 Chestnut Street, as a Landmark.

APPROVED Resolution No. 7569

2:30 P.M.

4. CU76.21 - 799 Phelps Street, North East corner of Innes Avenue.

Request for authorization for an automobile wrecking operation with accessory commercial offices; in an M-1 District. (EE75.27)
(CONTINUED from meeting of September 2, 1976)
CONTINUED until meeting of October 14, 1976 at 2:00 p.m.
Vote: 6-0.

5. CU76.28 - 897 California Street, South East corner of Powell Street.

Request for authorization to continue a parking lot previously authorized and to erect a sign, in an R-5 District. (EE76.27)
(CONTINUED from meeting of September 2, 1976)
CONTINUED until meeting of November 4, 1976 Vote: 6-0.

6. CU76.30 - 2301 - 19th Avenue, South West corner of Santiago Street. Request for modification of City Planning Commission Resolution No. 6780 to allow a non-conforming automobile service station to continue in use indefinitely after May 2, 1980; in an R-3 and proposed RH-2 District. (EE76.291)
CONTINUED until meeting of March 3, 1977 Vote: 6-0.

3:00 P.M.

7. CU76.33 - Francisco Bay Office Park, The Embarcadero at Montgomery and Francisco Streets. Request for modification of City Planning Commission Resolution No. 7115 to allow an expansion of buildable area for a 2-story non-maritime restaurant and lounge; in a C-2 District and in Northern Waterfront Special Use District No. 3. (EE74.245)
APPROVED with conditions Resolution No. 7570 Vote: 5-0.

8. CU76.34 - No. 9 Fisherman's Wharf, The Embarcadero at Taylor Street. Request for authorization to expand an existing restaurant, a non-maritime use; in a C-2 District and in Northern Waterfront Special Use District No. 1. (EE76.312)
APPROVED with conditions Resolution No. 7571 Vote: 5-0.

9. DR76.26 - 1967 Pine Street, South line, 107 feet East of Laguna Street. Discretionary Review of proposal to construct a 40-foot high two-family dwelling where the proposed RH-2 District, initiated by the City Planning Commission on May 20, 1976, would require Conditional Use authorization for any building with a height of more than 30 feet.
APPROVED with condition Resolution No. 7572 Vote: 5-0.

10. DR76.15 - Consideration of Request for Discretionary Review of Building Permit Application No. 458200 for the construction of a 16-unit condominium apartment building at the North East corner of Castro and Duncan Streets.
CONTINUED until meeting of October 28, 1976 at 3:00 p.m.
Vote: 5-0.

3:30 P.M.

11. EE76.311 - Public Hearing on an Appeal of a Negative Declaration (Environmental Review) issued by the Department of City Planning for construction of a building with eight dwelling units and commercial space at 1000 Valencia Street, South West corner of 21st Street.
CONTINUED until meeting of October 14, 1976 at 2:00 p.m.
Vote: 5-0.

12. Consideration of Request for Discretionary Review of Building Permit Application No. 463209 for the construction of a building with eight dwelling units and commercial space at 1000 Valencia Street, South West corner of 21st Street; in a C-2 District.
CONTINUED until meeting of October 14, 1976 at 2:00 p.m. Vote: 5-0.
13. Consideration of proposal by Pacific Medical Center for a temporary automobile parking lot at the intersection of Clay and Buchanan Streets. APPROVED with conditions Resolution No. 7573 Vote: 5-0.
14. EE76.300 - Public Hearing on Draft Environmental Impact Report and Statement for the 1977 Community Development Program & Housing Assistance Plan for the Community Development Block Grant.
(Under advisement from meeting of September 16, 1976.)
CONTINUED until meeting of October 21, 1976 at 3:30 p.m.
Vote: 5-0.
15. R76.27 - Master Plan Review of the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.
CONTINUED until meeting of October 21, 1976 at 3:30 p.m.
Vote: 5-0.

4:00 P.M.

16. Reconsideration of Resolution No. 7552 adopted on September 2, 1976, recommending modification or removal of traffic barriers in the Inner Richmond District.
(CONTINUED from meeting of September 30, 1976.)
After discussion the Director of Planning indicated that he would meet with the Director of Public Works to discuss proper course of action.

Adjourned: 6:10 p.m.

6

= SAN FRANCISCO
= CITY PLANNING COMMISSION
= SUMMARY OF THE REGULAR MEETING
= THURSDAY
= OCTOBER 14, 1976
= ROOM 282, CITY HALL
= 1:45 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Starbuck.

1:45 P.M.

1. Approval of Minutes

Minutes of the Special Meeting of September 23, 1976,
APPROVED as SUBMITTED. Vote 5-0.

2. Current Matters

Rai Y. Okamoto, Director of Planning, announced an Implementation Committee Meeting to be held Tuesday, October 26, 1976 at noon in the Department of City Planning at 100 Larkin Street.

The Director reported on the two-day weekend work session which had been held with staff members on Saturday and Sunday, October 9 and 10, 1976.

The Director alerted the City Planning Commission of the possibility of holding two special meetings: one on November 9, 1976, to hear the Upper Ashbury EIR; and another on November 23, 1976, to hear the EIR on an office building on Clay and Samsone.

Following a brief report on Proposition Q by the Director, it was decided to calendar a hearing on the matter at the next regular meeting of the City Planning Commission.

Responding to a question from Commissioner Starbuck regarding the departmental budget, the Director explained possible alternatives for absorbing proposed budget cuts.

3. Consideration of Draft Resolution Authorizing the Director of Planning to Apply for and Accept a Grant of \$20,000 from the National Endowment for the Arts to Provide Consulting Assistance and Expertise to the Department's On-Going Analysis of the Citywide Architectural Inventory.
APPROVED Resolution No. 7574. Vote: 5-0.

4. Consideration of Draft Resolution Authorizing the Director of Planning to Apply for and Accept a Grant of \$16,999 from the National Endowment for the Arts to Continue the Collaborative Relationship between the San Francisco Department of City Planning and the University of California's Department of Architecture in preparing illustrative case studies for San Francisco Zoning and Planning Proposals.

APPROVED Resolution No. 7575. Vote: 5-0.

2:00 P.M.

5. CU76.21 - 799 Phelps Street, North East corner of Innes Avenue. Request for authorization for an automobile wrecking operation with accessory commercial offices; in an M-1 District. (EE75.27)
(CONTINUED from meeting of October 7, 1976.)
DISAPPROVED Resolution No. 7576. Vote: 5-0.

6. EE76.311 - Public Hearing on an Appeal of a Negative Declaration (Environmental Review) Issued by the Department of City Planning for Construction of a Building with Eight Dwelling Units and Commercial Space at 1000 Valencia Street, Southwest corner of 21st Street.
(Over from meeting of October 7, 1976.)
NO E.I.R. REQUIRED Resolution No. 7577. Vote: 4-1.

7. DR76. 29 - Consideration of Request for Discretionary Review of Building Permit Application No. 463209 for the Construction of a Building with Eight Dwelling Units and Commercial Space at 1000 Valencia Street, Southwest corner of 21st Street; in a C-2 District.
(Over from meeting of October 7, 1976.)
CONTINUED until meeting of October 21, 1976.
Vote: 5-0.

8. R76.26 - Purchase of Building at 2868 Mission Street for Mission Community Cultural Center.
IN CONFORMITY with MASTER PLAN. Vote: 5-0.

2:30 P.M.

9. EE76.74 - Consideration of Draft Environmental Impact Report for Stonestown Shopping Center Renovation Project, for Certification of Report as Final.
CERTIFIED as COMPLETE. Resolution No. 7578.
Vote: 4-0.

10. R76.22 - Vacatin of Air Space over Winston Drive for Pedestrian Overpass at Stonestown Shopping Center.
IN CONFORMITY with MASTER PLAN. Vote: 3-1.

11. CU76.32 - Winston Drive, south side 555 feet west of 19th Avenue in Stonestown Shopping Center.
Request for authorization to construct a 3-level 180,000 square feet department store; to enclose the existing Mall area from Winston Drive to the Emporium store and to construct a pedestrian bridge from the new store over Winston Drive to connect with the main Mall area, as a modification of prior stipulations.
APPROVED with CONDITIONS Resolution No. 7579.
Vote: 3-1.

12. CU76.31 - Winston Drive, south side 795 feet west of 19th Avenue in Stonestown Shopping Center.
Request for authorization to construct a five level 640 space parking structure as a modification of prior stipulations.
APPROVED with CONDITIONS Resolution No. 7580.
Vote: 3-1.

13. EE-EF75.241 - Public Hearing on the Draft Environmental Impact Report and Statement for the Proposed Rehabilitation Assistance Program (RAP) for the Upper Ashbury District.
(Continued from meeting of September 21, 1976.)
E.I.R. was heard in accordance with established procedure.

14. DR76.32 - Consideration of Request for Discretionary Review of Building Permit Application No. 453344 for the Construction of a 63-Unit Apartment Complex at 2120 Stockton Street.
Request GRANTED To be heard October 21, 1976.
Vote: 5-0.

3:00 P.M.

15. LM76.4 - Public Hearing on a Proposal to Designate the Gibb Warehouse (Pelican Paper Building), 901 Front Street, as a Landmark.
APPROVED Resolution No. 7581. Vote: 5-0.

16. LM76.5 - Public Hearing on a Proposal to Designate the Gibb Warehouse (Trinidad Bean and Elevator Company Building), 855 Front Street, as a Landmark.
APPROVED Resolution No. 7582. Vote: 5-0.

17. LM76.6 - Public Hearing on a Proposal to Designate the Italian Swiss Colony Building, 1265 Battery Street, as a Landmark.
APPROVED Resolution No. 7583. Vote: 5-0.

18. LM76.7 - Public Hearing on a Proposal to Designate the Koshland House, 3800 Washington Street, as a Landmark.
APPROVED Resolution No. 7584. Vote: 5-0.

3:30 P.M.

19. EE76.298 - Consideration of Appeal of Negative Declaration Issued September 24, 1976, for the Construction of a 7-Unit Apartment Building at 326-12th Avenue. NO E.I.R. REQUIRED Resolution No. 7585. Vote: 4-0.

20. DR76.30 - Request for Discretionary Review of Building Permit Application No. 459558 for Apartments at 326-12th Avenue unless Above Appeal Results in Determination that an EIR is Required.
REQUEST GRANTED To be heard October 21, 1976.
Vote: 3-1.

Adjourned: 7:10 P.M.

SUBJECTS

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
OCTOBER 21, 1976
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

2:15 P.M.

1. Approval of Minutes

Minutes of the Regular Meeting of August 26, 1976, APPROVED as CORRECTED. Vote: 7 - 0.

2. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Finance Committee of the Board of Supervisors, in considering the Community Development budget, was attempting to cut the entire budget 15 percent across-the-board. Recommendations related to the Department of City Planning were the deletion of the Protected Residential Areas (PRA) Implementation Program and the Residential Rehabilitation Assistance Implementation Program, and the reduction by 15 percent of the neighborhood Centers Program. There was no change recommended for the Bicentennial Neighborhood Initiated Improvement Program (NIIP).

The Director announced a meeting of the Implementation Committee of the Commission to be held October 26, 1976, at noon at the departmental office at 100 Larkin Street.

The Director reported that the Bureau of Permit Appeals had taken the following actions at its meeting the previous evening, October 20, 1976: Department of City Planning action was sustained on two projects; Department of City Planning order was upheld on an order to cease violation.

The Director noted that the Commission was given an ethnic population handout containing information requested by Commissioner Starbuck. An explanatory memo on the subject can be made available to the Commission, if they wish.

The Director indicated that he would be appearing on a panel on the Urban Design Plan at the DeYoung Museum, Saturday, October 23, 1976, at 2:00 P.M.

Commissioner Starbuck requested the Director to address a letter to Supervisor Dianne Feinstein, on behalf of the Commission, informing her of the Special Meeting of the City Planning Commission on the billboard ordinance to be held next Thursday, October 28, 1976, at 7:30 in Room 282 City Hall, inviting her to attend so that the Commission might have the benefit of her testimony.

3. Consideration of Draft Resolution Endorsing Proposition Q regarding a policy statement that would allow private sponsors and developers in San Francisco to receive long term, low-interest loans and loan guarantees from the State to assist in construction or rehabilitation of 3,000 units of low to moderate income housing in the City.
APPROVED Resolution No. 7586. Vote: 7 - 0.
4. DR76.30 - Discretionary Review of Building Permit Application No. 459558 for Apartments at 326 - 12th Avenue.
CONTINUED for thirty days. Vote: 6 - 0.
LETTER to APPLICANT. Vote: 6 - 0.
LANDMARK STUDY to CONTINUE: Vote: 6 - 0.
5. DR76.29 - Consideration of Request for Discretionary Review of Building Permit Application No. 463209 for the Construction of a Building with Eight Dwelling Units and Commercial Space at 1000 Valencia Street, Southwest corner of 21st Street; in a C-2 District.
(Over from meeting of October 7, 1976.)
REQUEST DENIED. Vote: 7 - 0.

2:30 P.M.

6. EE76.300 - Public Hearing on Draft Environmental Impact Report and Statement for the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.
(Continued from meeting of October 7, 1976.)
CONTINUED ONE WEEK. Vote: 7 - 0.
7. R76.27 - Master Plan Review of the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.
(Over from meeting of October 7, 1976.)
CONTINUED ONE WEEK. Vote: 7 - 0.

3:00 P.M.

8. Public Hearing on Institutional Development Guidelines.
CONTINUED until November 18, 1976. Vote: 7 - 0.
CONTINUED until December 2, 1976. Vote: 6 - 0. (Note: The second action on this matter negates the first.)
9. CU76.33 - Francisco Bay Office Park, The Embarcadero at Montgomery and Francisco Streets.
Request for modification of City Planning Commission Resolution No. 7115 to allow an expansion of buildable area for a 2-story non-maritime restaurant and lounge; in a C-2 District and in Northern Waterfront Special Use District No. 3. (EE74.245)
Clarification of intention to extend period for construction of authorized restaurant for 2 years.
APPROVED with CONDITIONS, Resolution No. 7587. Vote: 7 - 0.

10. DR76.36 - Consideration of Request for Discretionary Review of Building Permit Application No. 456029 for the Construction of a Single-Family Dwelling on Elsie Street South of Esmeralda Avenue.
CONTINUED ONE WEEK. Vote 7 - 0.

11. Status Report on Transportation Financing Policy.
Dave Fulton, Planner II, gave a presentation on the above subject.

12. DR76.32 - Discretionary Review of Building Permit Application No. 453344 for the Construction of a 63-Unit Apartment Complex at 2120 Stockton Street.
CONTINUED until November 9, 1976. Vote: 7 - 0.

Adjourned: 6:25 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
THURSDAY EVENING
OCTOBER 28, 1976
ROOM 282, CITY HALL
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Carey, Lau, Rosenblatt, Starbuck.

ZT76.6 - Public Hearing on a proposed ordinance amending Articles 2 and 6 of the City Planning Code to prohibit general advertising signs (off-site signs and billboards) throughout the City and County of San Francisco, to require removal of all existing general advertising signs after an amortization period, and to make related modifications. Initiated by Board of Supervisors.

(Continued from Special Meeting of September 23, 1976)
CONTINUED until Meeting of January 13, 1977. Vote: 6-0.

Adjourned: 10:45 p.m.

76

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
OCTOBER 28, 1976
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Carey, Lau, Rosenblatt, Starbuck.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during November.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the Regular Meeting of September 2, 1976, APPROVED as SUBMITTED. Vote: 6-0.

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Finance Committee of the Board of Supervisors had met again on the Community Development budget, but did not reach final action, so the matter will again be held over.

The Director announced that another meeting with the staff on its departmental organization and management was anticipated, and that he would announce specific dates later.

Reporting on the action of the Board of Permit Appeals, the Director announced that the rehearing of the Doggie Diner had resulted in the City Planning Commission being overruled. Also, the Discretionary Review case at 316-318 Laurel Street was referred back to the Board of Permit Appeals from the Superior Court but has not been scheduled yet due to legal complications.

Commissioner Starbuck suggested that the staff "dust off" the departmental position on Doyle Drive, since the matter was again before the Metropolitan Transportation Commission (MTC). The Director and Dave Fulton, Planner II, indicated that the department is preparing a memo responding to MTC's inclusion of an 8-lane solution to Doyle Drive in its Regional Transportation Plan (RTP) and expressing its disapproval of said inclusion.

The Director reported that the department had written a letter to the City Attorney asking whether temporary employees could be eligible for promotional examinations, and had received a response which said that not only were they not eligible under existing Civil Service regulations, but also it was unlikely that the regulations would be changed.

Commissioner Starbuck requested that the staff prepare a memo outlining the staff involvement in the approval of the Lyman Gee high rise building on Market Street.

2:30 P.M.

4. EE76.300 - Public Hearing on Draft Environmental Impact Report and Statement for the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.
(Over from meeting of October 21, 1976.)
CONTINUED until the Meeting of November 4, 1976. Vote: 6-0.

5. R76.27 - Master Plan Review of the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.
(Over from meeting of October 21, 1976.)
CONTINUED until the Meeting of November 4, 1976. Vote: 6-0.

6. EE76.263 - Public Hearing on Draft Environmental Impact Report for the Proposed Amendment to the Official Redevelopment Plan for the Embarcadero-Lower Market Approved Redevelopment Project E-1, Golden Gateway Center Portion, Phase III.
CONTINUED until Special Meeting of November 9, 1976.
Vote: 6-0.

7. R76.30 - Master Plan Review of Proposed Amendment to the Official Redevelopment Plan for the Embarcadero-Lower Market Approved Redevelopment Project E-1, Golden Gateway Center Portion, Phase III.
CONTINUED until Special Meeting of November 9, 1976. Vote: 6-0.

3:00 P.M.

8. DR76.36 - Consideration of Request for Discretionary Review of Building Permit Application No. 465089 for the Construction of a Single-Family Dwelling on Elsie Street South of Esmeralda Avenue
(Continued from meeting of October 21, 1976.)
REQUEST GRANTED. Vote: 6-0.

9. DR76.36 - Discretionary Review of Building Permit Application No. 465089 for the Construction of a Single-Family Dwelling on Elsie Street South of Esmeralda Avenue if Above Request is Granted.
Permit APPROVED with CONDITIONS. Resolution No. 7588
Vote: 6-0.

10. DR76.38 - Consideration of Request for Discretionary Review of Building Permit Application No. 459646 for a 13-Unit Condominium Apartment Building at 937 Union Street, on a Through-Lot to Macondray Lane.
REQUEST GRANTED. Vote: 6-0.

11. DR76.38 - Discretionary Review of Building Permit Application No. 459646 for a 13-Unit Condominium Apartment Building at 937 Union Street, on a Through-Lot to Macndray Lane if Above Request Granted.
Permit APPROVED with CONDITIONS. Resolution No. 7589.
Vote: 6-0.

12. DR76.15 - Consideration of Request for Discretionary Review of Building Permit Application No. 458200 for the Construction of a 16-Unit Condominium Apartment Building at the Northeast Corner of Castro and Duncan Streets.
(Continued from meeting of October 7, 1976.)
REQUEST GRANTED. Vote: 6-0.

13. DR76.15 - Discretionary Review of Building Permit Application No. 453200 for the Construction of a 16-Unit Condominium Apartment Building at the Northeast Corner of Castro and Duncan Streets if above Request Granted.
Permit APPROVED with CONDITIONS. Resolution No. 7590.
Vote: 6-0.

14. Consideration of Modifications to Map and Text Initiated by the City Planning Commission on May 20, 1976, in Resolution No. 7499:

A. Text Changes

1. Reversion of RH-1 and RH-1(D) rear yard standard to 25% of the lot depth.
2. Elimination of the provision that all structures between 30 feet and 40 feet in height in RH-1(D), RH-1 and RH-2 Districts be approved only by conditional use.
CONTINUED indefinitely. Vote: 5-0.

B. Map Changes

1. Assessor's Block 3180, Lot 3; Ocean Avenue between Phelan and Plymouth Avenues: From I to C-2.
2. Assessor's Block 3180, Lot 1; Ocean Avenue between Phelan and Plymouth Avenues: from I to P.
3. Assessor's Block 2494A, Lots 2 through 29 inclusive; South side of Wawona Street between 28th and 33rd Avenues: from RH-1 to RH-1(D).
4. Assessor's Block 6964, Lot 27; Northeast intersection of Geneva and Delano Avenues: from P to RH-1.
5. Assessor's Block 3560, Lots 7 and 8; Market Street between Noe and Sanchez Streets: entire Lots in C-2.
6. Assessor's Block 2126, Lots 1, 1A, 2, 2B, 2C and 22; East side of 8th Avenue between Ortega and Pacheco Streets: from RH-1 to RH-1(D).

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7. Assessor's Block 103, Lots 1, 2, 3, 4, 5, 6, 7, and 39 and Assessor's Block 104, Lots 23, 24, 26, 27, 29, 30, 31, 32, 33, and 34; Grant Avenue between Filbert and Union Streets: from RM-1 to C-2.
8. Assessor's Block 243, Lots 1, 2, 3, 4, 5, 5A, 6, 28, 29, 30, 33, 34, 36, 37; Southwest corner of Stockton and Sacramento Streets: from C-3-G and R-5 to PR.
9. Assessor's Block 7540, Lot 1; Northeast corner of Diamond Heights Boulevard and Addison Street: from PR to P.
10. Assessor's Block 7537, Lot 60 and Assessor's Block 7538, Lot 101; between Beacon and 30th Streets: from PR to P.
11. Assessor's Block 6361, entire block bounded by Kelloch Avenue, Schwerin Street and Velasco Avenue: from PR to P.

APPROVED. Resolution No. 7591. Vote: 6-0.

Adjourned: 6:15 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
NOVEMBER 4, 1976
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

APPROVAL OF MINUTES

Minutes of the Meeting of October 7, 1976, APPROVED with
CORRECTIONS. Vote: 7-0.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission of a Special Meeting scheduled for 2:15 p.m. next Wednesday, November 9, at 100 Larkin Street. Prior to the meeting, the Budget & Personnel Committee of the Commission (Commissioners Rosenblatt, Dearman, Lau) will meet at 12:00 Noon and the full Commission will meet in Executive Session at 1:45 p.m. to consult with representatives from the City Attorney's office concerning litigation which affects the Commission.

The Director noted that the Commission's Regular Meeting on Thursday, November 11, will be cancelled in observance of Veteran's Day.

The Director, advising the Commission of actions taken by the Board of Permit Appeals on the previous evening, reported that the Board, in overruling the Zoning Administrator on one matter, had questioned whether Resolution No. 7499 which was adopted by the City Planning Commission on May 20, 1976, could legally require compliance with the new residential zoning standards initiated at that time. The Director indicated that he will discuss this matter with the City Attorney's office.

2. EE76.300 - Public Hearing on Draft Environmental Impact Report and Statement for the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.

(Continued from meeting of October 28, 1976)

Environmental Impact Report CERTIFIED as COMPLETE Resolution No. 7592 Vote: 7-0.

3. R76.27 - Master Plan Review of the 1977 Community Development Program and Housing Assistance Plan for the Community Development Block Grant.

(Continued from meeting of October 28, 1976)

IN GENERAL CONFORMITY with MASTER PLAN Vote: 7-0.

4. R76.32 - Acquisition of property at 848 Kearny Street (International Hotel), Lot 13 in Assessor's Block 195 for Low-Income Housing. Consideration of Conformity to Master Plan. IN CONFORMITY with MASTER PLAN Vote: 7-0.
5. R75.19 - Sale of property bounded by Shafter and Thomas Avenues, between Griffith and Fitch Streets, Lot 1 in Assessor's Block 4794. Consideration of Conformity to the Master Plan. (Continued from meeting of August 26, 1976) NOT IN CONFORMITY with MASTER PLAN Vote: 4-3.

2:30 P.M.

6. CU76.28 - 897 California Street at the Southeast Corner of Powell Street. Request for authorization to continue a Parking Lot and to Erect a Sign; in an R-5 District (EE76.271). (Continued from meeting of October 7, 1976) APPROVED with CONDITIONS Resolution No. 7594 Vote: 7-0.
7. CU76.10 - 1 South Van Ness Avenue, Southeast Corner of Market Street. Request for authorization for Helistops on the roofs of two bank administration buildings; in C-3-G (Downtown General Commercial) and 320-I Height and Bulk Districts (EE76.115). DISAPPROVED Resolution No. 7595 Vote: 7-0.
8. Consideration of modifications to map and text initiated by the City Planning Commission on May 20, 1976, in Resolution No. 7499 for property located at 1000 Cabrillo Street, Northwest Corner of 11th Avenue; from RH-1 to RH-2. APPROVED Resolution No. 7596 Vote: 7-0.
9. CU76.35 - 1000 Cabrillo Street, Northwest Corner of 11th Avenue. Request for authorization to increase from 6 to 9 the number of residents in a Residential Care Facility for boys aged 13-18; in an R-2 (Two-Family Residential) and proposed RH-2 Districts (EE76.327). APPROVED with CONDITIONS Resolution No. 7597 Vote: 7-0.
10. CU76.36 - 1290 - 5th Avenue, Northeast Corner of Irving Street. Request for authorization to operate a Day Care Center for 24 children aged 2 to 5 in an existing church parish hall; in an R-2 (Two-Family Residential) and proposed RH-2 Districts (EE76.340). APPROVED with CONDITIONS Resolution No. 7598 Vote: 7-0.

3:00 P.M.

11. DR76.27 - 1126-28 Ashbury Street, East side, about 290 feet North of 17th Street. Discretionary review of proposal to construct a Third Floor Penthouse to an existing building above 30 feet when the proposed RH-2 district, initiated by the City Planning Commission

May 20, 1976, would require Conditional Use Authorization for any construction with a height of more than 30 feet; in an R-2 (Low-Medium Density Multiple Residential), and proposed RH-2 Districts.

CONTINUED until Special Meeting of November 9, 1976 Vote: 7-0.

12. DR76.31 - 259-61 Buena Vista East, South side, 30,708 feet East of Park Hill Avenue.

Discretionary Review of proposal to remodel Gable Roof area of an existing building above 30 feet where the proposed RH-2 district would require Conditional Use Authorization for any construction with a height of more than 30 feet; in an R-2 (Two-Family Residential) and proposed RH-2 District.

APPROVED Resolution No. 7599 Vote: 6-0.

13. DR76.33 - 705 and 709 Foerster Street, West side, 25 feet North of Melrose Avenue.

Discretionary Review of proposal to construct Two One-Family Dwellings each more than 30 feet in height where the proposed RH-1 District would require Conditional Use Authorization for any construction with a height of more than 30 feet; in an R-1 (One-Family Residential) and proposed RH-1 Districts (EE76.346).

APPROVED Resolution No. 7600 Vote: 5-0.

14. ZM75.11 - The property to the West of Rickard Street and to the rear of the parcels from 142 to 198 Gaven Street, approximately 2½ acres of vacant land.

M-1 to an R-1 or other appropriate District.

(EE76.83) (Under advisement from meeting of July 1, 1976).

CONTINUED UNDER ADVISEMENT until meeting of January 6, 1977. Vote: 5-0.

15. CU76.27 - 2343 Fillmore Street, Southwest corner of Washington Street. Consideration of Modification or Termination of Conditional Use Authorization for Pets Unlimited, an Animal Hospital, first authorized by the City Planning Commission on July 6, 1972; in a C-2 (Community Business) District.

TAKEN UNDER ADVISEMENT until Special Meeting of November 9, 1976 Vote: 5-0.

16. DR76.19 - Consideration of Request for Discretionary Review of Building Permit Application No. 457954 for the enlargement of a restaurant use at 1838 Union Street.

(Postponed Indefinitely from meeting of August 5, 1976). Request GRANTED Vote: 5-0.

17. DR76.19 - Discretionary Review of Building Permit Application No. 457954 for the enlargement of a restaurant use at 1838 Union Street if above request granted, Established PROHIBITION on use of deck at the rear of the building for outdoor dining. Resolution No. 7601 Vote: 5-0.

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18. Presentation of Proposed Amendments to the Transportation Element of the Comprehensive Plan regarding parking.
POSTPONED until Special Meeting of November 9, 1976 Vote: 7-0.

3:30 P.M.

19. Public Hearing on Transportation Strategy and Programs Report.
POSTPONED until Special Meeting of November 9, 1976 Vote: 7-0.

Adjourned: 8:30 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
TUESDAY

NOVEMBER 9, 1976
100 LARKIN STREET
1:45 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1:45 P.M. - Executive Session

1. Executive Session to confer with members of the City Attorney's Office concerning pending litigation.

Robert Kenealey & Philip Moscone of the City Attorney's office brought the Commission up to date on the status of a law suit relating the use of property at 316-18 Laurel Street. No action was taken by the Commission.

2:15 P.M.

2. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission that a Field Trip will be scheduled at 1:00 p.m. prior to the Regular Meeting on November 18.

The Director reported that the Planning, Housing & Development Committee of the Board of Supervisors will meet at 2:00 p.m. next Tuesday, November 16.

2:30 P.M.

3. EE76.263 - Public Hearing on Draft Environmental Impact Report for the Proposed Amendment to the Official Redevelopment Plan for the Embarcadero - Lower Market Approved Redevelopment Project E-1, Golden Gateway Center Portion, Phase III.
(Continued from meeting of October 28, 1976.)
CERTIFIED as COMPLETE Resolution No. 7602 Vote: 7-0.
4. R76.30 - Master Plan Review of Proposed Amendment to the Official Redevelopment Plan for the Embarcadero - Lower Market Approved Redevelopment Project E-1, Golden Gateway Center Portion, Phase III.
(Continued from meeting of October 28, 1976.)
IN CONFORMITY with MASTER PLAN subject to CONDITIONS Vote: 7-0.
5. EE76.167 - Public Hearing on an Appeal of a Negative Declaration (Environmental Review) Issued by the Department of City Planning for the Construction of a Taipei Pavilion in Golden Gate Park. Environmental Impact Report REQUIRED Resolution No. 7603
Vote: 4-3.

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6. DR76.32 - Discretionary Review of Building Permit Application No. 453344 for the Construction of a 63-unit Apartment Complex at 2120 Stockton Street.
(Continued from meeting of October 21, 1976.)
The Commission voted 4-2 to indicate its intention to disapprove the Building Permit Application and requested that a draft resolution of disapproval be prepared for adoption at the Commission's Regular Meeting on November 18, 1976.

3:30 P.M.

7. DR76.27 - 1126-28 Ashbury Street, East side, about 290 feet North of 17th Street.
Discretionary Review of proposal to construct a Third Floor Penthouse to an existing building above 30 feet when the proposed RH-2 District, initiated by the City Planning Commission on May 20, 1976, would require Conditional Use Authorization for any construction with a height of more than 30 feet; in an R-2 (Low-Medium Density Multiple Residential), and proposed RH-2 Districts.
(UNDER ADVISEMENT from meeting of November 4, 1976.)
APPROVED with MODIFICATIONS Resolution No. 7604 Vote: 4-0.

8. CU76.27 - 2343 Fillmore Street, Southwest Corner of Washington Street. Consideration of Modification or Termination of Conditional Use Authorization for Pets Unlimited, an Animal Hospital, first authorized by the City Planning Commission on July 6, 1972; in a C-2 (Community Business) District.
(UNDER ADVISEMENT from meeting of November 4, 1976.)
Conditional Use Authorization MODIFIED to terminate Authorization for the Animal Shelter Resolution No. 7605 Vote: 5-0.

9. Status Report by the Staff of the Bay Area Transportation Terminal Authority on a Study to Establish Policies and Guidelines for Development.

James White, Consultant to the Bay Area Transportation Terminal Authority, presented and summarized the results of a study which had been undertaken for the Authority to establish policies and development guidelines for the Transbay Terminal site. Subsequently, he responded to questions raised by members of the Commission.

4:00 P.M.

10. Presentation of Proposed Amendments to the Transportation Element of the Comprehensive Plan regarding parking.
(Continued from meeting of November 4, 1976.)

Alan Lubliner, City Planning Coordinator, presented the report and responded to questions raised by members of the Commission.

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11. Public Hearing on Transportation Strategy and Programs Report.
(Continued from meeting of November 4, 1976.)

The Commission received and responded to comments made by members of the public. No action was taken.

Adjourned: 7:05 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
NOVEMBER 18, 1976
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon/Miller, Rosenblatt, Starbuck.

1:00 P.M.

1. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during December.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the Meetings of September 16 and 30, 1976, APPROVED as SUBMITTED. Vote: 7-0.

3. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission of a meeting scheduled next Monday evening, March 22, at 7:00 P.M. at the Anna Waden Library, 3rd and Revere, to discuss the current status of the Candlestick Cove Shoreline Park and suggested that some members of the Commission might wish to attend.

The Director announced that a Bicentennial Awards presentation would take place at 5:30 P.M. in the rotunda of City Hall.

The Director reported that the staff of the Department of City Planning had held a press conference last Monday to announce the start of a study of the Mission Commercial District.

The Director informed the Commission of actions taken by the Planning, Housing and Development Committee of the Board of Supervisors at its meeting on Tuesday. He also indicated that the Finance Committee of the Board, meeting on Wednesday, had approved the acquisition of two parcels of property with funds provided through the Open Space Acquisition Fund.

The Director reported that the Board of Supervisors and the Redevelopment Agency may meet in joint session next Monday afternoon to consider the proposed amendments to the official Redevelopment Plan for the Embarcadero - Lower Market Approved Redevelopment Project E-1, Golden Gateway Center Portion, Phase III.

Dave Fulton, Planner II, advised the Commission of comments which the staff of the Department of City Planning intended to transmit to the Metropolitan Transportation Commission regarding transit financing recommendations made by the staff of that agency. No action was taken by the Commission on this matter.

4. DR76.32 - Consideration of draft resolution disapproving Building Permit Application No. 453344 for the construction of a 63-unit apartment building at 2120 Stockton Street.
(Under Advisement from meeting of November 9, 1976.)
POSTPONED INDEFINITELY Vote: 7-0
5. Status Report on Preparation of Commerce and Industry element of Comprehensive Plan. Dick Swanson, Staff Assistant IV, reported on the status of this study and responded to questions raised by members of the Commission.

2:30 P.M.

6. EE75.426 -Public Hearing on Draft Environmental Impact Report for proposed additions to the Ralph K. Davies Medical Center (Franklin Hospital) in block bounded by Castro, Noe and Fourteenth Streets and Duboce Avenue.
Taken Under Advisement until meeting of February 3, 1977.
Vote: 5-0

3:30 P.M.

7. Presentation of Planning Alternatives for San Francisco portion of the Golden Gate National Recreation Area by William J. Whalen, General Manager, Bay Area Parks.
POSTPONED INDEFINITELY. Vote: 7-0.

4:15 P.M.

8. EE-EF75.241 - Consideration of Draft Environmental Impact Report and Statement for the Proposed Rehabilitation Assistance Program (RAP) for the Upper Ashbury District.
(Under Advisement from Meeting of October 14, 1976.)
POSTPONED INDEFINITELY. Vote: 7-0.
9. Presentation of Neighborhood Centers Section of Community Facilities Plan -- A Proposal for Citizen Review.
POSTPONED INDEFINITELY. Vote: 7-0.

5:00 P.M.

10. EE75.60 - Consideration of Draft Environmental Impact Report for an 18-story building at 505 Sansome Street, NW Corner of Clay and Sansome Street. Proposed building to be 249 feet tall with a gross area of 191,957 square feet and retail uses at basement, ground and second floor levels.
(Under Advisement from meeting of August 12, 1976)
CERTIFIED as COMPLETE. Resolution No. 7606. Vote: 5-0.

11. DR76.21 - Discretionary Review of proposal for a 19-story office building at 505 Sansome Street, NW Corner of Clay Street, in the Portsmouth Corridor area.

APPROVED with CONDITIONS. Resolution No. 7607. Vote: 4-0.

Adjourned: 5:40 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
DECEMBER 2, 1976
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

1. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission that the staff has prepared a plan for Chinatown which will be presented at a night meeting in the community in January. He also indicated that a second night meeting will also be scheduled in January for a public hearing on proposals to change height limits on Nob Hill.

The Director advised the Commission that community efforts are being made to persuade the State to honor its commitment to develop the Candlestick Cove Shoreline Park.

The Director reported that the staff of the Department of City Planning has begun preparation of a plan for Potrero Hill, working with residents of the area.

The Director informed the Commission that the Board of Supervisors, in acting on proposed amendments to the Redevelopment Plan for the Embarcadero - Lower Market Approved Redevelopment Project E-1, Golden Gateway Center Portion, Phase III, had incorporated some of the recommendations which had been made by the staff of the Department of City Planning but had not incorporated the recommendations of the Commission.

The Director reported that the Department of City Planning will assume responsibility for implementation of the Bicentennial Awards Program.

The Director advised the Commission that Mark Winograd has assumed responsibility for direction of the Residential Zoning Study.

The Director announced that copies of the Draft Environmental Impact Report for the proposed amendments to the Northern Waterfront Plan are now available.

The Director requested that a meeting of the Implementation Committee of the Commission be scheduled to discuss the Department's increasing file of requests for information regarding building permit applications and for discretionary reviews.

The Director advised the Commission that the City Attorney, in response made by the Board of Supervisors, is working on draft legislation for the regulation of outlets for pornography.

DECEMBER 2, 1976

Robert Passmore, Planner V(Zoning), reported that an application had been filed to reclassify properties on the north side of Union Street between Van Ness Avenue and Steiner Street from C-2 to R-3-C.

Acting on the recommendation of Commissioner Bierman, the Commission voted unanimously to adopt Resolution No. 7621 to commend San Francisco Tomorrow for obtaining a grant to hold workshops on the Environmental Review process and to urge public participation in the workshops.

2. EE-EF75.241 - Consideration of Draft Environmental Impact Report and Statement for the Proposed Rehabilitation Assistance Program (RAP) for the Upper Ashbury District. (Postponed from meeting of November 18, 1976.) Environmental Impact Report CERTIFIED AS COMPLETE Resolution No. 7608 Vote: 4-3. Recommend that Mayor CERTIFY ENVIRONMENTAL IMPACT STATEMENT Resolution No. 7609 Vote: 4-3.

2:00 P.M.

3. Public Hearing on Institutional Development Guidelines. (Continued from meeting of October 21, 1976.) ADOPTED WITH MODIFICATIONS Resolution No. 7610 Vote: 5-2.

2:30 P.M.

4. ZM76.19 - 582 Bush Street, North Side, 83.333 feet East of Stockton Street. Request to Change Zoning Use District from an R-5-C (Proposed R-C-4) to a C-3-G District. (EE76.374) APPROVED Resolution No. 7611 Vote: 6-0.
5. ZM76.20 - 1107-43 Oak Street, South Side, 95 feet West of Divisadero Street. Request to Change Zoning Use District from an R-4 District to a C-2 District. (EE76.378) APPROVED Resolution No. 7612 Vote: 6-0.
6. ZM76.21 - 1281-83 - 19th Avenue, West Side, 100 feet North of Irving Street. Request to Change Zoning Use District from an R-3 (Proposed RH-2) District to a C-2 District. (EE76.381) DISAPPROVED Resolution No. 7613 Vote: 6-0.
7. CU76.44 - 1800 Irving Street, Northwest Corner of 19th Avenue. Request for Waiver of Conditions Set Forth in Prior Stipulations in Resolution No. 3803, August 3, 1950; in a C-2 District. (EE76.381) APPROVED in PART Resolution No. 7614 Vote: 6-0.

3:30 P.M.

8. CU76.24 - 501 and 503 Euclid Avenue, Southwest Corner of Parker Avenue. Request to Allow Continuation of a Dental Office in an Existing One-Family Dwelling; in an R-3 and Proposed RH-2 District. (EE76.240)
DISAPPROVED Resolution No. 7615 Vote: 6-0.

9. CU76.38 - 89 Belle Avenue, South Side, opposite Chester Avenue, and St. Charles Avenue, West Side, 66.67 feet South of Belle Avenue. Request to Allow Continuation Beyond January 1, 1977, of a Temporary 250-Space Parking Lot; in an R-1 and Proposed RH-1 District. (EIR by Daly City)
APPROVED for one year Resolution No. 7616 Vote: 5-1.

10. CU76.42 - 364-366 Eureka Street, West Side, 204 feet North of 21st Street. Request for Authorization for an Infant Day Care Program for 10 Infants; in an R-2 and Proposed RH-2 District. (EE76.391)
TAKEN UNDER ADVISEMENT until meeting of December 16, 1976
Vote: 6-0.

11. CU76.43 - 1081-97 Pine Street, Southwest Corner of Jones Street. Request to Allow Conversion of a Non-Conforming Commercial Building into Professional Offices for Psychiatrists; in an R-5 and Proposed R-C-3 District. (EE76.393)
APPROVED with CONDITIONS Resolution No. 7617 Vote: 6-0.

4:30 P.M.

12. DR76.39 - 2151 Laguna Street, Southwest Corner of Clay Street. Discretionary Review in Lieu of Conditional Use Application to Allow a Fourth Dwelling Unit to be Added to an Existing 3-unit Apartment Building; in an R-4 and Proposed RH-2 District. APPROVED with CONDITION Resolution No. 7618 Vote: 6-0.

13. DR76.12 - 370-374 Monterey Boulevard at Detroit Street Steps. Discretionary Review of Building Permit Application Nos. 452541 and 458701 and Grading Permit Application No. 466872 for the Construction of Two 20-unit Apartment Buildings. Reconsideration of Conditions Set Forth in Resolution No. 7509; in an R-3 and Proposed RM-1 District.
DISAPPROVED Resolution No. 7619 Vote: 3-3.

In accordance with the Rules & Regulations of the City Planning Commission, "A tie vote on any matter before the Commission shall be deemed to be a disapproval thereof."

14. DR76.30 - Discretionary Review of Building Permit Application No. 459558 for Apartments at 326 - 12th Avenue.
(Continued from meeting of October 21, 1976.)
CONTINUED UNDER ADVISEMENT until meeting of February 3, 1977

SUMMARY OF THE REGULAR MEETING

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DECEMBER 2, 1976

15. DR76.32 - Consideration of Draft Resolution Disapproving Building Permit Application No. 453344 for the Construction of a 63-unit Apartment Building at 2120 Stockton Street.
(Postponed from meeting of November 18, 1976.)
Resolution ADOPTED and Application DISAPPROVED
Resolution No. 7620 Vote: 6-0.
16. DR76.40 - Consideration of Request for Discretionary Review of Building Permit Application No. 464923 for a 3-story Office Building at 1892-98 Union Street.
Taken UNDER ADVISEMENT until meeting of December 16, 1976
Vote: 6-0.

Adjourned: 7:45 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
DECEMBER 9, 1976
100 LARKIN STREET
12:00 NOON

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Mellon, Rosenblatt, Starbuck.

Field Trip

1. Members of the Commission went on a field trip with representatives of the San Francisco Council of District Merchants Association to selected neighborhood shopping districts.

2:15 P.M. - Room 282, City Hall

2. Current Matters

George A. Williams, Acting Director of Planning, announced that a joint meeting of the City Planning Commission and the Recreation and Park Commission will be scheduled in January to consider proposals for acquisition of properties through the Recreation and Open Space Maintenance & Acquisition Fund.

Mr. Williams reported that the Board of Permit Appeals, meeting on the previous evening, had not considered any matters which had involved Commission action.

Mr. Williams advised the Commission that the Finance Committee of the Board of Supervisors has recommended that \$82,000 which had been set aside for acquisition of the Straight Theater be reallocated to the Haight Street Beautification Program. However, the Committee seemed to be supportive of the proposal to acquire the Straight Theater as a community facility, possibly through the use of Community Development funds.

Mr. Williams reported that the staff of the Department of City Planning had presented the revised plan for the Northeastern Waterfront to the Port Commission the previous afternoon.

Mr. Williams informed the Commission that Pets Unlimited has appealed the Commission's action revoking authorization for its kennel at Washington and Fillmore Streets to the Board of Supervisors.

Mr. Williams announced that James Jaquet, Director of the Mayor's Office of Community Development, has resigned effective December 31.

The Commission requested that the Director respond to an editorial which appeared in the Wednesday edition of the Chronicle concerning the Fitzhugh Building.

DECEMBER 9, 1976

In response to a question raised by Commissioner Starbuck concerning Commission in-put into the San Francisco Bay Area Transit Financing Study mandated by the State Legislature in AB3785, Mr. Williams indicated that the next discussion of the study will be at the legislative level.

3. Presentation of draft of proposed amendments to Chapter 31, San Francisco Administrative Code, to reflect changes in State law regarding environmental review, and to provide procedures for evaluation of previously reviewed projects that have been modified.

Selina Bendix, Environmental Review Officer, presented the proposed amendments, responded to questions raised by members of the Commission, and indicated that a public hearing will be scheduled on the amendments in January.

4. R76.21 - Revocable Encroachment Permit for Sub-Surface Tunnel in 11th Street between Market and Mission Streets. (Bank of America)
DOES NOT AFFECT the MASTER PLAN Vote: 7-0.

5. R76.31 - Revocable Encroachment Permit for Parking at Sites C, D, and E, Phase II, Hunters Point Redevelopment Project.
DOES NOT AFFECT the MASTER PLAN Vote: 7-0.

3:00 P.M.

6. RS76.17 - Public Hearing on Tentative Map for a 74-Unit, Ground Floor Commercial, Condominium Subdivision at the Northeast Corner of Franklin and Sutter Streets.
IN CONFORMITY with the MASTER PLAN subject to CONDITIONS Resolution No. 7622. Vote: 7-0.

3:30 P.M.

7. Informational Presentation by the U.S. Postal Service of Plans for Postal Use of the Former Harkness Hospital Site.
Further discussion of this matter will be scheduled on January 13, 1977.

4:15 P.M.

8. EE76.414 - Public Hearings on Appeal of a Negative Declaration for the Airport Maintenance Yard.
Taken Under Advisement until meeting of January 13, 1977
Vote: 6-0.

Adjourned: 7:00 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
DECEMBER 16, 1976
100 LARKIN STREET
12:30 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

12:30 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:30 p.m. to take a field trip to properties which will be considered during January.

2:15 P.M. - Room 282, City Hall

2. Current Matters

Rai Y. Okamoto, Director of Planning, announced the scheduling of a Joint Meeting to be held with the Recreation and Park Commission on Friday, January 7, for consideration of proposals for acquisition of properties through the Recreation and Open Space Acquisition and Maintenance Fund. The meeting will be held at 4:00 p.m. in Room 282, City Hall.

The Director reported that the Commission had been named as a respondent in a Superior Court suit filed by Francis C. Yanni and others petitioning for issuance of a disapproved Building Permit Application for construction of a nine unit apartment building at Castro and 28th Streets.

The Director indicated that the Metropolitan Transportation Commission had endorsed its staff's recommendations regarding transit financing without change.

The Director advised the Commission that the Board of Permit Appeals, meeting on Wednesday evening, had not considered any matters which had involved Commission action.

The Director announced that an evening meeting will be held on Wednesday, February 9, at 7:30 p.m. to consider an application for lowering height limits on Nob Hill.

The Director reported that a special evening meeting will be held on Wednesday, January 19, at 7:30 p.m. to consider the proposed Stockton/Sacramento Streets Redevelopment Project and to certify the Environmental Impact Report for the Revised Northeastern Waterfront Plan.

The Director requested that a meeting of the Implementation Committee of the Commission be scheduled on Thursday, January 6, 1977, at 11:00 a.m.

DECEMBER 16, 1976

The Director reported that Edward I. Murphy, Assistant Director of Planning, has been in the hospital for tests. He also advised the Commission that Sonia Reyes, Senior Clerk Stenographer, has accepted a promotion to a Principal Clerk position in the Social Services Department. The Commission requested that a letter be sent to Ms. Reyes expressing its appreciation for the contributions which she has made to the Department and wishing her well in her new position.

The Director advised the Commission that the staff of the Department of City Planning may be prepared to make a recommendation concerning designation of the Tenderloin District as a Rehabilitation Assistance Program (RAP) area in March, 1977. Recommendations concerning the Hayes Valley area may be ready in April.

The Director reported that he is preparing a reply to a recent Chronicle editorial concerning the Fitzhugh Building.

3. R76.34 - Sale of Easement Rights on Clipper Street, Lot 19 in Assessor's Block 6542.
POSTPONED until meeting of January 13, 1977 Vote: 7-0.

2:30 P.M.

4. Presentation of and Public Hearing on a Proposed Plan for Neighborhood Center Facilities, A Part of the Community Facilities Element of the Comprehensive Plan of San Francisco.

TAKEN UNDER ADVISEMENT until meeting of January 20, 1977 Vote: 6-0.

3:30 P.M.

5. CU76.42 - 364-366 Eureka Street, West side, 204 feet North of 21st Street. Request for Authorization for an Infant Day Care Program for 10 Infants; in an R-2 and proposed RH-2 District. (EE76.391)
(Continued from meeting of December 2, 1976.)
APPROVED with CONDITIONS Resolution No. 7623 Vote: 7-0.

6. DR76.40 - Consideration of Request for Discretionary Review of Building Permit Application No. 464923 for 3-story Office Building at 1892-98 Union Street.
(Continued from meeting of December 2, 1976.)
Request WITHDRAWN Vote: 7-0.

7. Consideration of Request for Discretionary Review of Building Permit Application No. 467598 for building at 1828 Union Street.
POSTPONED until meeting of January 6, 1977 Vote: 6-0.

3:45 P.M.

8. Presentation of and Preliminary Consideration of a Plan for the North-eastern Waterfront, a Proposal for Citizen Review.
CONTINUED until meeting of January 6, 1977 Vote: 6-0.

SUMMARY OF THE REGULAR MEETING

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DECEMBER 16, 1976

Consideration of the Department of City Planning's Proposed Work Program and Budget for Fiscal Year 1977-78.

CONTINUED until Special Meeting on Wednesday, December 22, 1976, at 11:00 a.m. at 100 Larkin Street.

Adjourned: 5:35 p.m.

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MINUTES AND SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
DECEMBER 22, 1976
100 LARKIN STREET
11:00 A.M.

PRESENT: Toby Rosenblatt, Vice-President; and Susan J. Bierman, Ina F. Dearman, and Charles Starbuck, members of the City Planning Commission.

ABSENT: Gordon J. Lau, President; and James J. Finn, and Thomas J. Mellon, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; George A. Williams, Assistant Director-Plans and Programs; Robert Passmore, Planner V (Zoning); Selina Bendix, Environmental Review Officer; Lucian Blazej, Planner IV; Alan Lubliner, City Planning Co-ordinator; Moira So, City Planning Co-ordinator; Dick Swanson, Staff Assistant IV; Mark Winograd, Planner II; and Lynn E. Pio, Secretary.

CONSIDERATION OF THE DEPARTMENT OF CITY PLANNING'S PROPOSED WORK PROGRAM AND BUDGET FOR THE FISCAL YEAR 1977-78.
(Continued from meeting of December 16, 1976.)

The Commission and staff engaged in a discussion of work program and budget issues.

Mrs. G. Bland Platt, President of the Landmarks Preservation Advisory Board, requested the Commission to include staff for her Board in its budget.

At the conclusion of the discussion, the Commission requested the Director to submit revised work program and budget recommendations for consideration on January 6 or at a Special Meeting to be scheduled that week.

The meeting was adjourned at 2:15 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

